



120 North Road, Carnforth, Lancashire, LA5 9LU

Requiring a program of renovation but dripping with potential (with planning permission for further large scale expansion if required), this detached bungalow will appeal to those who are ready to put their own stamp on the perfect blank canvas. Perfectly adequate as it is with its generous room sizes and outstanding views, this versatile home can be made much bigger with further investment or can be enjoyed perfectly well as it is given the current layout. The current accommodation comprises a porch which offers access to the fitted kitchen, two double bedrooms, a spacious lounge, a family bathroom, a separate WC, an integral garage and loft space presently accessible via a pull down loft ladder. The expansion plans involve three storey accommodation incorporating four bedrooms, two bathrooms and two reception rooms*. Externally the property has courtyard frontage, a driveway which accesses the garage and an enclosed rear garden in need of some TLC - with the added bonus of an undercroft, 1.9m high directly below the lounge which is extremely useful space! Ideally positioned for the bustling market town of Carnforth, the bungalow lies perfectly placed to take advantage of a variety of nearby amenities, including local shops, Booths, Aldi and Tesco supermarkets, regarded primary and secondary schools, several public houses and the West Coast railway station (famed for appearing in the Brief Encounter movie). The M6 motorway also lies within a five minute drive and provides quick access for commuters heading North to the Lake District or South to Lancaster. Offered for sale with no upward chain, contact our office as soon as possible to arrange your internal inspection.

*Plans are available upon request.



Porch

To the side elevation.

Hallway

A welcoming entrance hall with a single panel radiator, a telephone point, an electricity point, two ceiling light points and access to the loft via a pull down ladder.

Bedroom One

12'7" by 10'11" (3.84 by 3.33)

With a wooden double glazed window to the front, a single panel radiator, a telephone point, a ceiling light point and electricity points.

Lounge

14'11" by 12'5" (4.56 by 3.79)

With wooden double glazed windows to the rear and side elevations taking advantage of the panoramic views over countryside towards Carnforth, a double panel radiator, ceiling down lighting and electricity points.

WC

2'7" by 9'4" (0.8 by 2.87)

A handy facility with a low flush WC and a pedestal wash hand basin. Additionally the room has a single panel radiator, a ceiling light point and a wooden double glazed window to the rear.

Bathroom

5'4" by 9'4" (1.63 by 2.87)

A three piece suite in white comprising a panel bath, a low flush WC and a pedestal wash hand basin. This is complemented by a single panel radiator, a chrome heated towel rail, a wooden double glazed window to the rear and ceiling down lighting.

Bedroom Two

10'11" by 10'11" (3.35 by 3.33)

With a wooden double glazed window to the front, a single panel radiator, ceiling down lighting, wall side lights and electricity points.

Kitchen

9'3" by 12'5" (2.82 by 3.79)

A fitted kitchen with carcass wall and base units and laminate work top surfaces, a one and a half bowl sink and drainer, plumbing for a washing machine, laminate flooring, ceiling spot lights, electricity points and wooden double glazed

windows to the side and rear elevation taking further advantage of the panoramic views.

Integral Garage

9'5" by 19'9" (2.88 by 6.04)

Accessible via the up and over door with light and housing a the water meter, the gas meter, the electricity meter and the electricity consumer unit.

Porch Two

5'6" by 8'11" (1.68 by 2.72)

With doors and single glazed windows to the front and rear and a wall side light.

Loft

The loft is split into two rooms, each having eaves storage.

Loft Room One

10'9" by 9'4" (3.30 by 2.85)

Loft Room Two

12'9" by 10'0" (3.9 by 3.06)

Council Tax

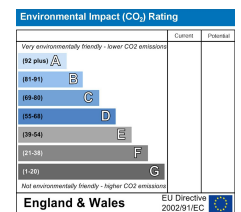
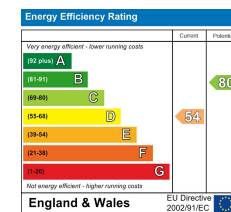
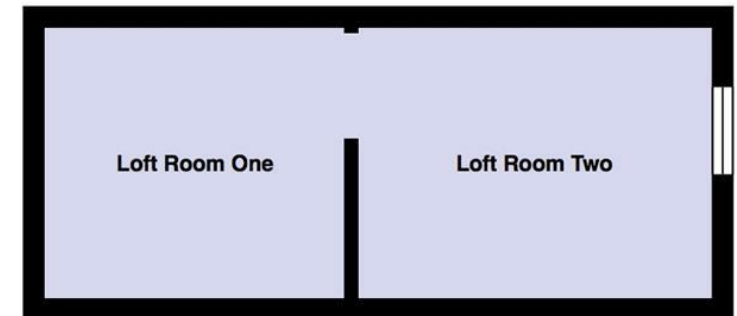
Band D

Externally

The property has courtyard frontage with mature shrubs, driveway access to the garage. To the rear is an enclosed garden which requires TLC. There is also a very useable undercroft room, directly under the lounge accessible from the rear garden.







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