

## Inside The Home

When entering this charming mid-terrace home, you'll be immediately struck by the sense of space, with the property proving deceptively generous throughout. Entering via a double-glazed uPVC door, you are welcomed into a spacious lounge that truly forms the heart of the home. Beautifully presented with warm colourful décor and natural wood finishes, the room retains its character with an open fireplace feature, complete with a wooden mantle and tasteful lantern styling, creating a cosy yet stylish focal point.

Leading from the lounge is a versatile second reception room, currently utilised as a playroom and dining area, offering flexible living to suit a range of lifestyles. The galley kitchen has been thoughtfully arranged to maximise space and functionality, freestanding gas oven and hob, and providing everything needed for modern-day living. To the rear, a useful utility room offers additional storage and space for appliances, including a freestanding fridge/freezer and washing machine. Beyond this, a contemporary wet room-style shower room provides a highly practical second bathroom, an uncommon and valuable feature for properties of this style, setting it apart from others on the street.

To the first floor, the home continues to impress with two well-proportioned double bedrooms. The principal bedroom is particularly spacious, comfortably accommodating a super king-size bed alongside multiple wardrobes, while still allowing ample room to move. The second bedroom is also a generous double, ideal for children, guests or home working. The family bathroom has been tastefully decorated, it consists of a three-piece suite and a charming nautical theme, while also housing a Worcester boiler (installed in 2018 and recently serviced in March 2026) within a useful storage cupboard. The landing area has been cleverly utilised to provide additional storage for coats and shoes.

Further enhancing the home are the cellar and loft spaces. The cellar, now benefitting from a newly installed window, offers excellent storage with potential for conversion into a versatile additional living space, subject to the necessary works. The loft has also been improved, featuring a larger hatch, boarding, pull-down ladder and lighting, presenting

further scope for future development.

The property has undergone significant upgrades over the past 7.5 years, including chimney works (rendering, pointing, flashing and capping), a new boiler, replastering, updated décor and flooring throughout (excluding the kitchen), damp proofing, and improvements to windows including replacements, new locks, handles and glazing where required. The dining room has also been professionally tanked and restored, alongside damp treatment to the front elevation.

Overall, this is a well-maintained and characterful home, ideally suited to first-time buyers, downsizers or investors seeking a property in a quiet and desirable area of Carnforth.

## Let's Take A Closer Look At The Area

Located in the centre of the historic market town of Carnforth, this property has a plethora of amenities at its finger tips. A selection of highly regarded primary and secondary schools are located close by, with exceptional transport links which include the M6 motorway, local bus routes and Carnforth Train Station a short walk away, providing excellent access to the West Coast mainline. With a range of local and national shops, dentists, doctors and no fewer than three supermarkets, this home is perfectly placed within a 20 minute drive to the Lake District and the Yorkshire Dales National Parks.

## Let's Step Outside

To the front of the property on street parking can be found. There is a spacious rear yard which has recently been upgraded by the current owners into a traditional greek paradise. This space is perfect for potted plants, as well as enjoying a morning coffee and a good book on a warm summers day. Step out the gate from the rear garden into the access yard where the bins can be stored and stroll down the lane for direct access to the canal.

## Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LAN210176

## Council Tax Band

This home is Band A under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

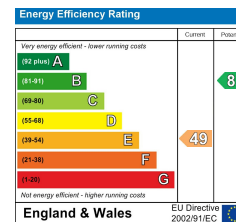
View online or for more information contact our office for details.

## Please note:

The vendor of this property is an employee of Houseclub Estate Agency.







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