









### **The accommodation**

Accessed from the left hand elevation the property has an entrance hall which provides access to the dining kitchen and beyond that the spacious lounge. The ground floor is completed by the utility room tucked away at the back of the garage - versatile space and it currently harbors a handy downstairs WC. The first floor boasts three well proportioned bedrooms and the family shower/wetroom.

### **Let's look outside**

The property has lawned frontage and a driveway for off street parking. The garage makes useful storage/workshop space if required and to the rear is a lovely enclosed, private tiered garden which has been maintained well by the present owners.

### **The location**

Situated on Coppice Brow just off North Road and within a 3 minute drive of M6 Junction 35, the transport links are quite superb. Nearby Carnforth High Street hosts a wealth of useful amenities and the area is served by several supermarkets with a Tesco, Booths and Aldi all nearby. The area is often seen as a gateway to the Lake District and there are several village beauty spots nearby. The coastal villages of Silverdale, Sandside and Arnside display wonderful sunsets and closer still Warton Cragg is a lovely walk.

### **Services**

The property is serviced with gas, electricity, mains water and drainage.

### **Tenure**

The property is Freehold with the title number LA427559.

### **Council Tax**

Band C via Lancaster City Council.

### **Viewings**

Strictly by appointment with Houseclub Estate Agents.

### **Energy Performance Certificate**

Available online with any further queries to be directed to our Lancaster office.

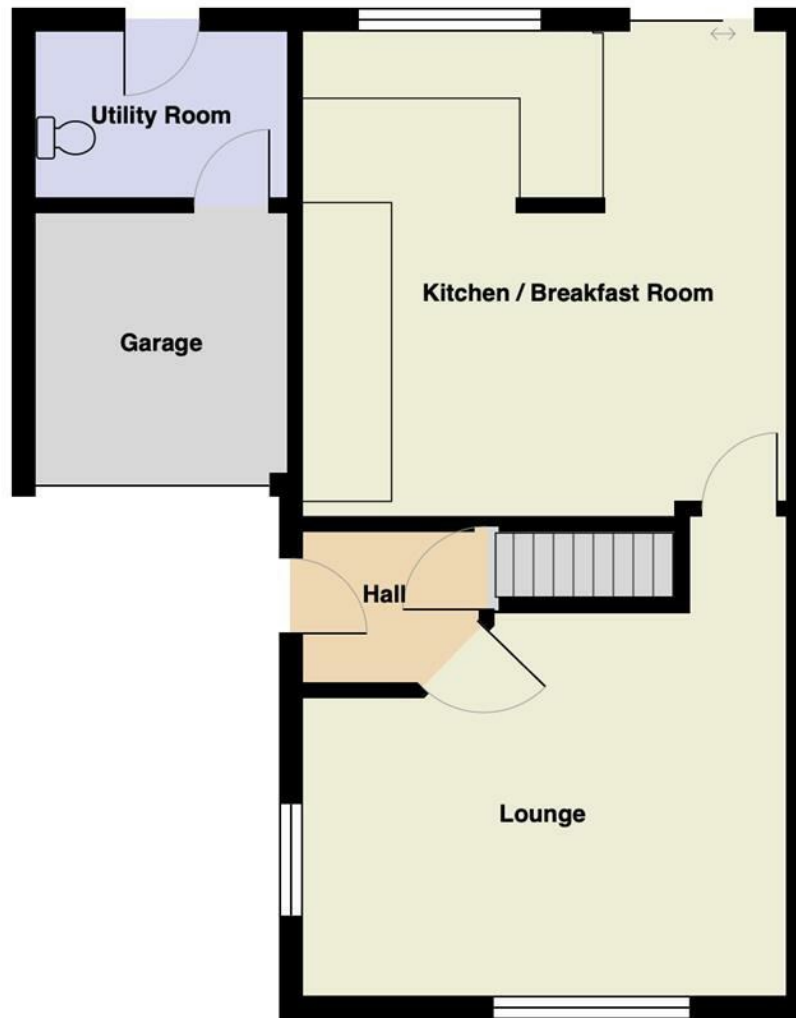












| Energy Efficiency Rating                    |         |          |
|---|---------|----------|
|   | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92 plus) <b>A</b>                          |         |          |
| (81-91) <b>B</b>                            |         |          |
| (69-80) <b>C</b>                            |         |          |
| (55-68) <b>D</b>                            | 68      | 75       |
| (39-54) <b>E</b>                            |         |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |

England & Wales EU Directive 2002/91/EC



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