





### **Inside The Home**

This beautifully presented one-bedroom mid terrace property has been comprehensively modernised by the current owner and offers stylish, move-in-ready accommodation, making it an ideal purchase for first-time buyers, downsizers, or those seeking low-maintenance living.

Upon entering the property, you are welcomed into a central hallway. To the right is a bright and comfortable lounge, whilst to the left is a recently modernised shower room fitted with contemporary fixtures and fittings. There is also an additional versatile room which could be utilised as a home office, hobby room or useful storage space. To the rear of the property is a generous double bedroom benefitting from fitted wardrobes, providing ample storage. The modern kitchen has been recently installed and offers an attractive range of units and work surfaces. Beyond the kitchen is a practical utility room housing the boiler and providing space for white goods.

Since purchasing the property, the current owner has undertaken an extensive programme of improvements, including the installation of a new kitchen, shower room, boiler and radiators, replacement windows and external doors, new flooring throughout, new fascias and gutters, and a new rear boundary fence. The front and rear gardens have also been professionally landscaped, creating attractive and low-maintenance outdoor spaces.

Early viewing is highly recommended to fully appreciate the quality of accommodation and improvements on offer.

### **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**

The property comes with a residents parking area to the front, along with an attractive gravel patio garden with beautifully arranged potted plants. To the rear is an open paved patio seating area, ideal for a table and chairs and potted plants.

### **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: LA714489

### **Council Tax Band**

This home is Band A under Lancaster City Council.

### **Viewings**

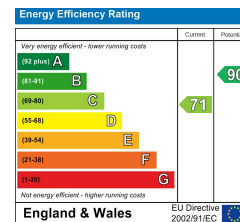
Strictly by appointment via Houseclub Estate Agency.

### **Energy Performance Certificate**

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