



24 Bridge Road, Nether Kellet, Carnforth, LA6 1HH

Are you looking for a perfect family project, located in a quiet, yet accessible village? Then look no further. This incredible semi detached bungalow was once three bedrooms, and has the ability to easily be converted back should a purchaser require. With a highly regarded primary school and village hall within walking distance, as well as easy access to local high schools, the M6 and the local bus route. No Chain.

Located in a Lancashire village of Nether Kellet, this beautiful area is packed with stunning scenery and ample walks. With a playing field and play park located in the centre of the village, as well as the village pub. Located a 5 minute drive away from the busy market town of Carnforth, this area has a plethora of local shops, three supermarkets, doctors and dentists, as well as access to the West Coast mainline railway station providing access further afield.



Layout (with approx. dimensions)

Ground Floor

Entrance Hall

Entered via a UPVC double glazed door with decorative stain glass detailing and frosted windows. This leads into a spacious entrance with a wooden single glazed window, stairs leading to the first floor, decorative wooden panelling to the ceiling, coving and a radiator.

Living Room

15'6" x 11'6" (4.74 x 3.52)

A bright and spacious room fitted with a floor to ceiling UPVC double glazed window. With a feature electric fireplace set in a decorative brick surround, coving to the ceiling, two wall lights and a radiator.

Dining Room

15'0" x 8'4" (4.59 x 2.56)

A spacious room fitted with aluminium sliding doors providing access to the rear garden. With a feature serving hatch providing access to the kitchen, coving to the ceiling, two wall lights and a radiator. This would also be a perfect ground floor bedroom.

Bathroom

Fitting with a three piece suite comprising a WC, a wash hand basin and a bath with a shower over and a glass shower screen, with a tiled surround. Fitted with a wooden frosted single glazed window, coving to the ceiling and a radiator.

Kitchen

10'6" x 9'1" (3.21 x 2.79)

Fitted with a range of wall and base units with a complimentary worktop over and a stainless steel sink unit with mixer tap and drainer. With a freestanding cooker, a UPVC double glazed window, a wooden single internal window, coving to the ceiling and a radiator. An internal door lead into:

Utility Room

Fitted with an ideal gas central heating boiler which was installed in January 2024, this room has plumbing for a washing machine, space for fridge freezer and built-in storage.

Fitted with three UPVC double glazed windows overlooking the rear large garden and laminate flooring.

First Floor Landing

Stairs lead from the Entrance Hall to a first floor landing, where a UPVC double glazed window can be found as well as access to a small loft space.

WC

Fitted with a three piece suite comprising a WC and a wash handbasin set in a bathroom cabinet. With a UPVC double glazed frosted window, feature wooden panelling to the ceiling and a radiator.

Bedroom One

14'4" x 8'5" (4.38 x 2.58)

A large and spacious room, fitted with a UPVC double glazed window showcasing views across the surrounding countryside. With two built-in wardrobes and access to eaves storage, as well as a radiator.

Bedroom Two

15'6" x 10'2" (4.73 x 3.11)

Originally this room was splitting into two rooms, providing the property with a third bedroom. This could be an easy conversion if somebody wished to convert the room back, as this room has two UPVC double glazed windows, two radiators and two ceiling light points. With a built-in storage cupboard above the stairs, and access to storage there is ample storage provided.

Outside

To the front of the property, a small garden can be found with planted borders and shrubs. A tarmac driveway provides off-road parking for one car and a shared driveway extends to the side of the property which provides access to the rear and additional parking for two extra cars. This leads to a large detached garage. To the rear of the property, a large laid to lawn garden can be found with two paved patio areas, and ample space for little ones to run and play.

Garage and Workshop

31'5" x 13'0" (9.58 x 3.98)

Truly one of a kind, this large and spacious garage is a car and motorbike lovers dream. With ample headlight, this area

is fitted with an upper door, lighting and power. The addition of a workshop located at the rear of the garage is perfect for those who like to work on vehicles or have hobbies.

Services

Mains electric, mains gas, mains water and mains drainage.

B4RN "Broadband for the Rural North" gigabit full-fibre broadband internet is installed to the bottom of the garden. This can easily be connected to the property, should the purchaser wish to use this.

Council Tax

Band D - Lancaster City Council.

Tenure

Freehold.

Viewings

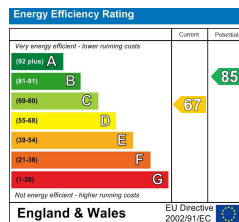
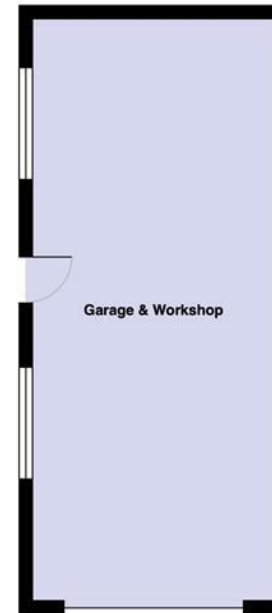
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