





Inside The Home

Entered via a UPVC double glazed door, this opens into a welcoming Entrance Porch, with an internal door leading into a spacious Hallway. From here, stairs lead to the first floor, with a useful understairs storage cupboard beneath. The ground floor offers three well-proportioned double Bedrooms, each providing comfortable and versatile living space. Completing this ground floor, a modern three-piece wet room can be found, thoughtfully designed for convenience and accessibility.

Stairs rise to a bright first floor landing where a handy built-in storage cupboard can be found. The Dining Room enjoys spectacular rooftop views across the surrounding countryside towards Morecambe Bay and Warton Crag, creating a wonderful setting for entertaining.

The spacious Living Room is centred around an attractive gas living flame fireplace, providing a warm and inviting focal point, perfect for cosy nights in. UPVC double glazed doors open onto a balcony, where uninterrupted views across Morecambe Bay, towards Warton Crag can be fully appreciated - the perfect place to relax and enjoy the scenery.

The Kitchen is fitted with a range of wall and base units, with complementary worktops over, and appliances which include a freestanding double oven with a four ring gas hob with extractor hood above, together with space for a fridge freezer and plumbing for a washing machine. A UPVC double glazed door provides convenient access to the front of the property.

Built by the current owner in the late 1960's, this incredible home is offered to the market with No Chain, making this an ideal project perfect for families or Investors alike.

Also available by separate negotiation, a single garage on its own separate title, which is close to this property. For more information, please contact our office.

Let's Take A Closer Look At The Area

Located within walking distance of 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 with Tesco supermarket a stones throw away, this home is perfectly placed within a 20 minute drive to the Lake District and the Yorkshire Dales National Parks.

Let's Step Outside

Externally, to the front of the property is a beautifully presented paved garden featuring an attractive central seating area, perfect for enjoying warm summer days. Well-established hydrangea borders add colour and charm throughout the seasons.

The garden continues to the side of the property, where a useful additional garden area houses a UPVC garden shed. Access is available around all sides of the property, enhancing practicality and ease of maintenance.

A covered carport to the left-hand side provides off-road parking for at least one vehicle, completing this impressive home.

Services

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

Tenure

The property is Freehold.

Council Tax

This home is Band C 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 - Garage

Garage - Located within close proximity to the property and

registered on its own title via Land Registry, a single garage with an up and over door, is available via separate negotiation. For more information, please contact our office.







Total Area: 121.9 m² ... 1312 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			

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