





Inside The Home

Upon entering, a welcoming Entrance Hall sets the tone for the accommodation beyond, leading into a generous Living Room where a striking cast iron fire surround provides an elegant focal point for this charming room. The Dining Room offers an inviting setting for both relaxed family meals and entertaining guests, whilst a discreet built-in storage cupboard provides a useful practical touch. Continuing through, the beautifully appointed Kitchen features a comprehensive range of stylish wall and base units with complementary worktops, alongside a suite of integrated appliances including a four-ring induction hob with extractor above, a high-rise oven and integrated dishwasher. There is also space for a fridge freezer and plumbing for a washing machine, ensuring the kitchen is as functional as it is attractive.

The first floor provides three well-proportioned bedrooms, with the principal bedroom enjoying a sophisticated finish with decorative wooden panelling. A contemporary three-piece Bathroom completes the first floor, incorporating a bath with shower over. Access to a part-boarded loft space provides valuable additional storage.

Immaculately presented and finished to a high standard throughout, this superb home offers a harmonious blend of contemporary style and practical living. Offered to the market with No Chain, an early viewing is highly recommended to fully appreciate the quality and presentation of this exceptional property has to offer.

Let's Take A Closer Look At The Area

Situated in the popular market town of Carnforth, the property enjoys convenient access to a wide range of local amenities, including a choice of shops, three supermarkets, cafés and restaurants. The town also benefits from two local doctors and two dental practices, while the surrounding countryside offers an abundance of opportunities for walking and enjoying the great outdoors. With selection of highly regarded primary and secondary schools, Carnforth is the ideal choice for families, whilst excellent transport connections provide easy access to the surrounding towns and villages. Carnforth railway station is particularly convenient, offering regular

services and connections to the West Coast Main Line, whilst the M6 motorway is just a short drive away, providing excellent links north and south.

Let's Step Outside

Externally, the property continues to impress. On-road parking to the front is available, whilst the charming front courtyard garden creates a sense of privacy and provides an attractive approach to the home. To the rear, a low-maintenance courtyard garden offers versatile outdoor space, perfectly suited to enjoying al fresco dining, relaxing in the sunshine or entertaining loved ones, with ample space for potted plants and greenery.

Services

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

Tenure

The property is Freehold. Title Number: LAN240056.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

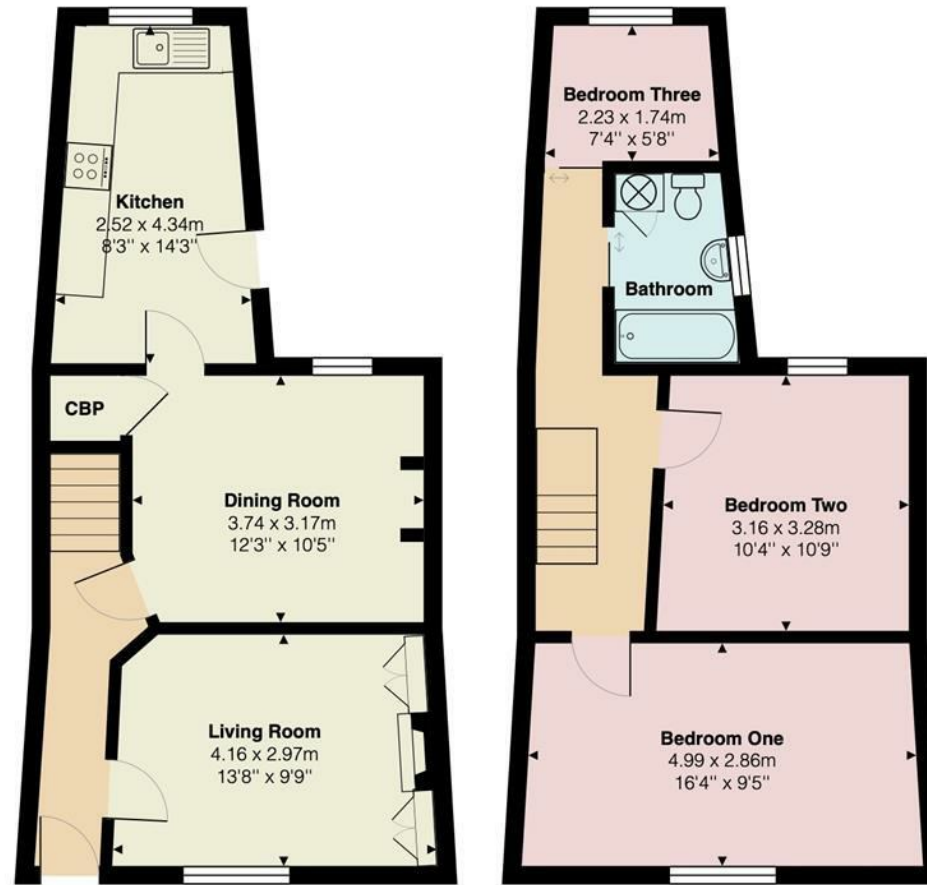
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

The Energy Performance Certificate is available to view online. For further information, please contact our office.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		23
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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