





## Inside The Home

Stepping through the front door, you are welcomed into a Dining Room, with a UPVC double glazed window, which fills this room with ample natural light. This leads into a spacious yet cosy Living Room, fitted with a fire opening a door leading into the attached Kitchen. Fitted with a range of wall and base units with a complementary work top over and integrated appliances which include a four ring gas hob with an extractor above and an oven below. With practical space for appliances such as a fridge freezer, plumbing for a washing machine and dishwasher as well as two UPVC double glazed window showcasing views across the rear garden. To the first floor, two generous bedrooms can be found with the front bedroom providing rooftop views towards the surrounding Lancashire Countryside. To the second floor, a third generous bedroom can be found as well as a spacious, modern four piece bathroom suite with separate shower and bath. These two rooms have restricted head height in areas. This wonderful home offers a perfect blank canvas for first time buyers or families to create a wonderful family home of their choosing. This is also an ideal investment property as it is situated in a popular town where rental properties are in short supply. Offered to the market with No Chain.

## Let's Take A Closer Look At The Area

Located in the popular market town of Carnforth, this fantastic home offers something for everyone. Located within walking distance of highly regarded primary and secondary schools, this home has amenities on its doorstep, including handy local convenience shops, a local pub and easy access on to the M6 motorway. Located in the centre of Carnforth, the historic Train Station sits proudly and reminds people of a time gone by when steam trains were the main mode of transport. There is also a variety of doctors surgeries, chemists, local and national shops, a range of eateries and pubs, as well as no less than three major supermarkets. This home is perfectly situated for both town and country, with the breath-taking Lancashire countryside within walking distance. There is also a main bus route located a stones throw away providing access local and further a field.

## Let's Step Outside

To the front of the property there is on road parking on a quiet

road. To the rear, an enclosed laid to lawn garden can be found, with a paved patio area providing the perfect backdrop for entertaining, or a secure place for little ones to run and play. With a large shed providing an excellent outdoor storage area, as well as secure wooden fencing and a rear gate.

## Services

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

## Tenure

The property is Freehold.

## Council Tax

This home is Band A 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.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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