





The accommodation..

Accessible from the front through the covered porch, the entrance hallway provides access to a fitted kitchen and a spacious and tastefully appointed lounge. Recently decorated and re-carpeted throughout it has a clean fresh feel and is perfectly set up for a buyer to enter and add their own taste and style. On the first floor is a fitted family bathroom and two well proportioned bedrooms. A real feature of this house is the storage available Wirth fitted wardrobes in both bedrooms and ground floor storage both internally and externally available.

Lets look outside

The property represents the ideal lock up and leave or is suited to those looking for zero maintenance in a garden. There is nothing to the rear yet the front boasts a courtyard garden with gated access which provides a great option for off street parking. Nice and easy! Plenty of walks are nearby if needed and you do have your own bit of space here is required.

The location

Centrally located in the bustling town of Carnforth, the property lies perfectly placed to take advantage of a variety of nearby amenities, including local shops, Booths, Aldi and Tesco supermarkets, regarded primary and secondary schools, several public houses and the West Coast railway station. The M6 motorway also lies within a five minute drive and provides quick access for commuters heading North to the Lake District or South to Lancaster and beyond.

The situation

A popular ex rental property this home is now offered for sale with no onward chain and full vacant possession.

Services

The property is supplied with gas, the boiler being installed in May 2025 and situated in a cupboard on the landing. Mains electricity, water and drainage is also supplied to the home.

Tenure

The property is Freehold with title number LA702822.

Council Tax

Band A via Lancaster City Council.

Viewings

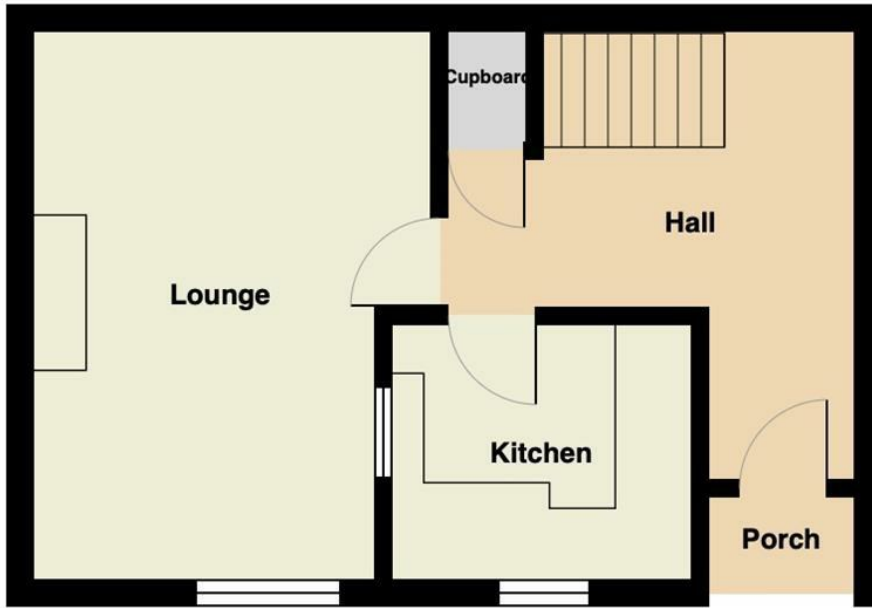
Strictly by appointment with Houseclub Estate Agents.

Energy performance certificate

A full copy is available online. Contact the office if further information is needed.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
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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