





## Inside The Home

This well-presented three-bedroom semi-detached home, offers a blend of modern updates and comfortable living space ideal for a range of buyers. Entry is via a double UPVC door into a welcoming and spacious hallway. To the left, the lounge provides a warm and inviting setting, featuring a charming log burner and a large window that fills the room with natural light perfect for relaxing and enjoying the cosy atmosphere. To the rear, the property benefits from a thoughtfully upgraded kitchen diner. The current owner has removed the former store rooms to create an open and versatile dining space, ideal for both everyday living and entertaining. There is also a useful open storage area beneath the stairs.

To the first floor, the property comprises two generous double bedrooms and a well-proportioned single bedroom. The modern bathroom, completed in 2025, includes a three-piece suite with an overhead shower, alongside the convenience of a separate WC.

Further benefits include a boiler installed three years ago, which has been serviced annually, and kitchen improvements carried out in 2024.

This home is perfectly suited to first-time buyers, growing families, or those looking to downsize, offering a move-in-ready opportunity with modern upgrades throughout.

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

Located in 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, 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, the property continues to impress. To the front,

there is a tiered garden predominantly laid to lawn, enclosed by mature bushes and a gate for added privacy. The current has a well-placed bench sitting just outside the lounge window, creating a delightful seating area perfect for enjoying the sunshine with a good book. There is convenient side access leading to the rear garden. The rear space offers a variety of features, including a useful outbuilding, which is equipped with electricity housing the current owners white goods and is ideal for storing wood offering excellent versatility. The garden itself includes a patio area, a lawn, and a wooden shed, along with raised flower beds that reflect the current owner's passion for gardening, making this an ideal outdoor space for both relaxation and cultivation.

## Services

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

## Tenure

The property is Freehold. Title number: LAN8449

## Council Tax Band

This home is Band A under Lancaster City Council.

## Viewings

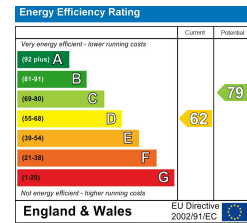
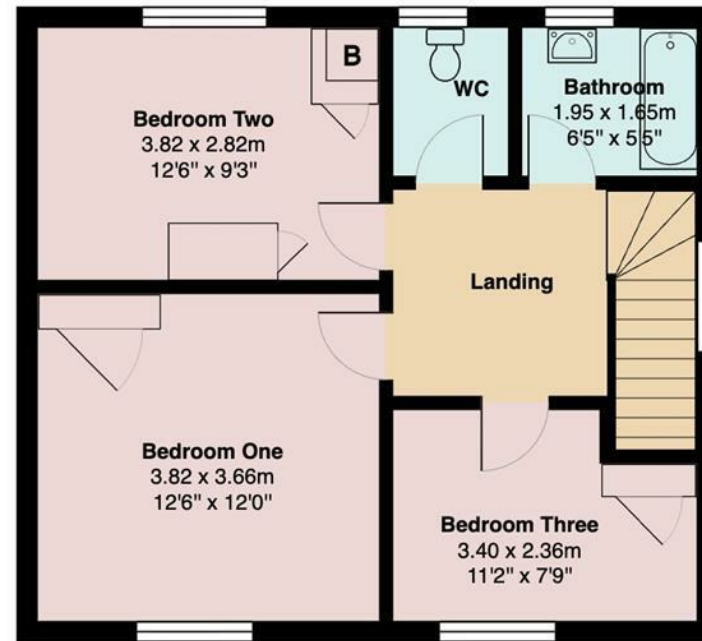
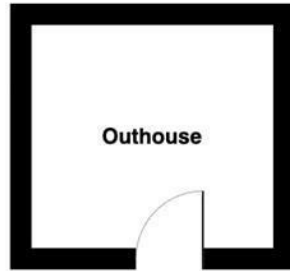
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## Energy Performance Certificate

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