



FOR SALE
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Inside The Home

This versatile semi-detached dormer bungalow offers flexible accommodation, suitable as a two to three-bedroom home with one to two reception rooms. The property requires some modernising, providing an ideal opportunity for buyers to personalise and put their own stamp on it. The ground floor comprises a spacious kitchen and dining area, which also houses the stairs to the first floor. To the rear, there is a reception room or potential bedroom, benefitting from patio doors that provide direct access to the rear garden and create a bright, airy space.

On the first floor, there is a double bedroom, storage space, and a WC. The property's bathroom, fitted approximately ten years ago, features a bath and separate shower. The kitchen, a German brand unit from the 1970s, has been repainted but retains its solid structure.

Additional features include a boiler installed around eight to nine years ago, serviced annually, ensuring reliable heating. This home offers a great opportunity for buyers seeking a flexible property in need of personal touches.

Let's Take A Closer Look At The Area

Located on the outskirts 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

The garden to the front is low maintenance gravel with borders. The rear garden is split into three parts, a gravel patio area from the back door to a grassed area with some borders. At the back of the garage is another larger gravelled

area inset with mature bushes, raised beds and grasses. Fully enclosed by fencing, the rear garden offers a secure and private outdoor space with excellent potential for landscaping or personalisation. The property also boasts a driveway providing off-road parking for up to two vehicles and a detached garage.

Services

The property is fitted gas central heating (the boiler was serviced late March 2026). It is not a modern boiler and buyers should satisfy themselves of its durability prior to commitment to purchase. In addition to the mains gas the property has mains electric, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

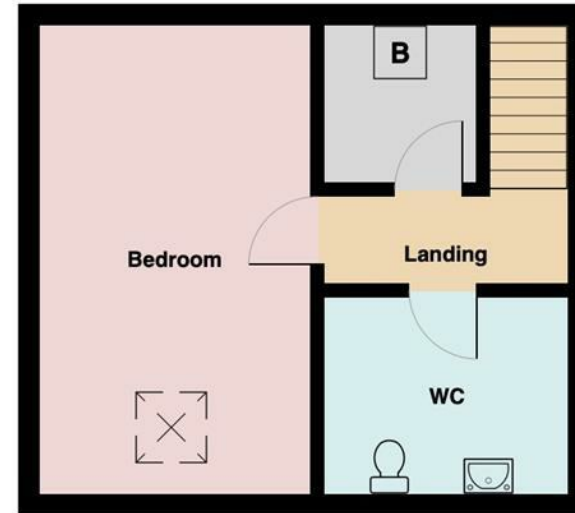
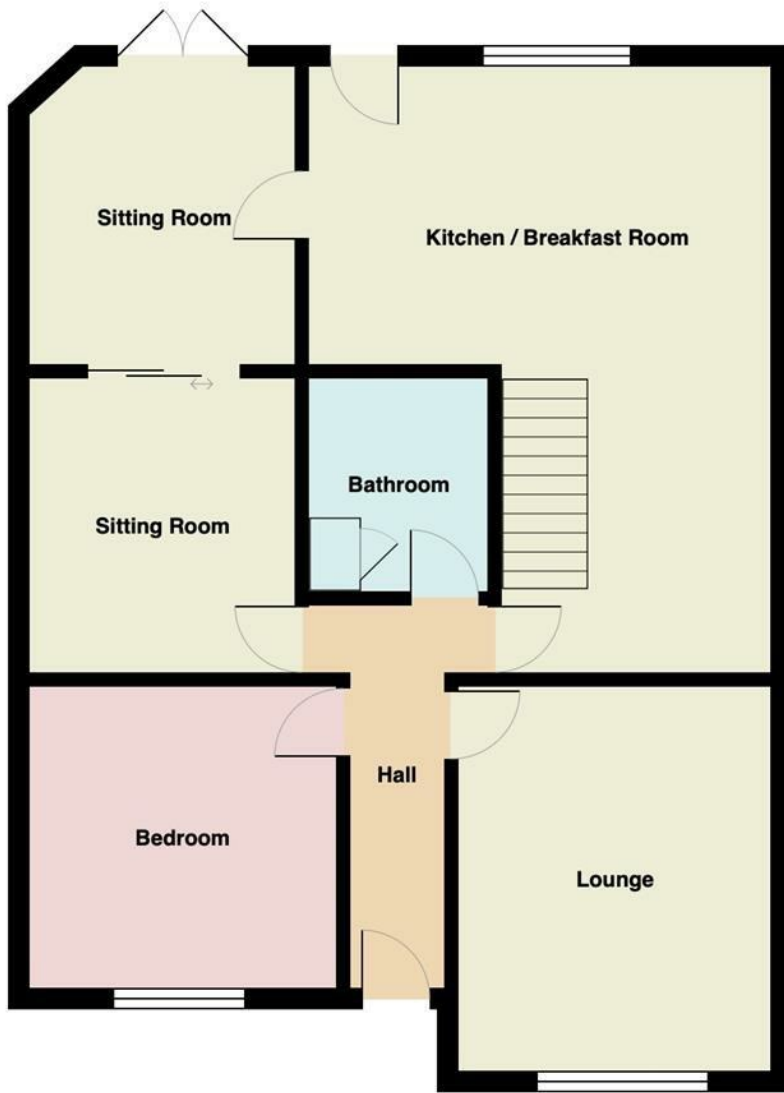
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







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			

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