





### 3 Eldrams Meadow Warton Road, Carnforth, LA5 9HW

Step inside and you will see, what an outstanding opportunity this could be! This fantastic home has light and bright open plan living spaces, with a cosy living room, dining kitchen, two generous bedrooms and a modern bathroom. With a handy WC to the ground floor, and useful rear yard which doubles as off street parking for this beautiful home. Perfect for first time buyers, investors or those simply looking to downsize.

Located in Milled on the outskirts of the historic market town of Carnforth, this beautiful home has some of the best transport links within walking distance. With the West Coast Mainline train station of Carnforth less than a 10 minute walk away, and a bus stop within reach, this property is located less than a 10 minute drive to the junction 35 of the M6 Motorway. With a plethora of local shops, eateries, doctors and dentists, as well as three supermarkets located in town, and beautiful scenic walks down the coastal path leading to Morecambe Bay, this beautiful home has it all.



**Layout (with approx. dimensions)**

**Ground Floor**

**Entrance Hall**

Entered via a UPVC double glazed door, this opens into a spacious living room with a wooden internal door leading into:

**WC**

**6'5" x 2'10" (1.98 x 0.88)**

Fitted with two piece suite comprising a WC and a wash hand basin, with tiled surround. Fitted with a feature circular UPVC double glazed frosted window and a radiator.

**Living Room**

**14'8" x 10'9" (4.48 x 3.29)**

Fitted with a feature electric fireplace set in a wooden and marble surround. With a UPVC double glazed window, a useful understair storage cupboard, stairs leading to the first floor and a radiator. This room opens into:

**Open Plan Kitchen Diner**

**14'8" x 8'0" (4.49 x 2.44)**

A bright and welcoming room, fitted with range of wall and base units with a complementary worktop over and stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob with extractor hood above and a high-rise double oven with space for an undercounter fridge and freezer and plumbing for a washing machine. With a UPVC double glazed window and laminate flooring, this room opens into a dining area with UPVC double glazed doors leading to the rear of the property, and a radiator.

**First Floor Landing**

Fitted with loft access to part boarded loft space, and a built-in storage cupboard housing a gas central heating boiler.

**Bedroom One**

**11'6" x 7'7" (3.51 x 2.33)**

Fitted with a range of built-in wardrobes and storage cupboards, this bright and spacious room is fitted with a UPVC double glazed window and a radiator.

**Bedroom Two**

**11'4" x 8'0" (3.46 x 2.44)**

A spacious room fitted with a UPVC double glazed window and a radiator.

**Bathroom**

Fitted with a three piece comprising a WC, a wash handbasin and a bath with a shower over, glass shower screen and a tiled surround. With a UPVC double glazed frosted window, an extractor fan, laminate flooring and a radiator.

**Outside**

To the front of the property, a small planted area can be found with steps leading to the front door. To the rear, a block paved garden can be found providing off-road parking and a spacious patio area, perfect for sitting out and enjoying a warm summers day. With secure wooden fencing surrounding and a handy canopy area.

**Services**

Mains electric, mains gas, mains water and mains drainage.

**Council Tax**

Band B - Lancaster City Council.

**Tenure**

Freehold.

**Viewings**

Strictly by appointment with Houseclub Estate Agents, Lancaster.

**Energy Performance Certificate**

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

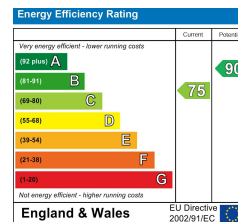












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