

Millhead

£119,950

14 Grange View
Millhead
Carnforth
Lancaster
LA5 9HL

Look past the cobwebs and you will see, what an outstanding opportunity this could be. A two bedroom property with an abundance of space, plenty of scope to make your own place.

Modernisation is required, as this terraced home is looking rather tired. Outhouses to rear with garden to relax, with breath-taking views towards Warton Crag to the max. So don't delay, enquire today. A Chain Free Home, waiting for someone to call their own.

Property Ref: C2099





Kitchen



Bedroom One

Location From the Hackney & Leigh Carnforth office, turn left and leave Carnforth, passing under the railway bridge. Travel over a small hump back bridge into Millhead, taking the fourth turning on the right onto Grange View. The property is situated on the right hand side and can be located by our For Sale board.

Accommodation (with approx dimensions)

Entrance Hall Entered via a PVCu double glazed door, this leads into a spacious Entrance Hall, with stairs leading to the first floor and a radiator.

Living Room 10' 8" x 10' 2" (3.27m x 3.1m) Fitted with a feature gas fireplace with tiled hearth. With a PVCu double glazed window, overlooking the front garden. With a feature wooden single glazed mottle glass window, allowing light to pass through into the Dining Room and a radiator.

Dining Room 12' 0" x 10' 8" (3.67m x 3.25m) Fitted with a feature electric fireplace with tiled hearth. With a PVCu double glazed window, overlooking the rear garden, a useful understair storage cupboard and a radiator.

Kitchen 9' 6" x 8' 7" (2.91m x 2.64m) Fitted with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. With space for a freestanding cooker and hob, a fridge freezer and plumbing for a washing machine. With two PVCu double glazed windows and a PVCu double glazed side door, leading into the rear porch.

Rear Porch Of a PVCu double glazed construction, with a PVCu double glazed door leading into the rear garden.

First Floor Landing With spacious landing with access into a loft space.



Dining Room

Bedroom One 10' 10" x 13' 8" (3.3m x 4.18m) A spacious bedroom, fitted with a PVCu double glazed window, showcasing views towards Warton Crag and the surrounding countryside. Fitted with a radiator.

Bedroom Two 12' 2" x 8' 0" (3.72m x 2.46m) Fitted with a PVCu double glazed window and a radiator.

Bathroom Fitted with a three piece suite consisting of a WC, wash hand basin set in a bathroom cabinet and a bath, with a shower over, glass folding screen and a tiled surround. Fitted with a PVCu double glazed frosted window, a built in storage cupboard housing a Glow Worm gas central heating boiler and a radiator.

Outside To the front of the property there is a small gated garden, with planted border and a pathway leading to the front door. To the rear, there is a small yard, perfect for sitting with your morning coffee and relaxing with a good book. There are also two outhouse providing an excellent outdoor storage area.

Tenure Freehold.

Council Tax Band Band A - Lancaster County Council.

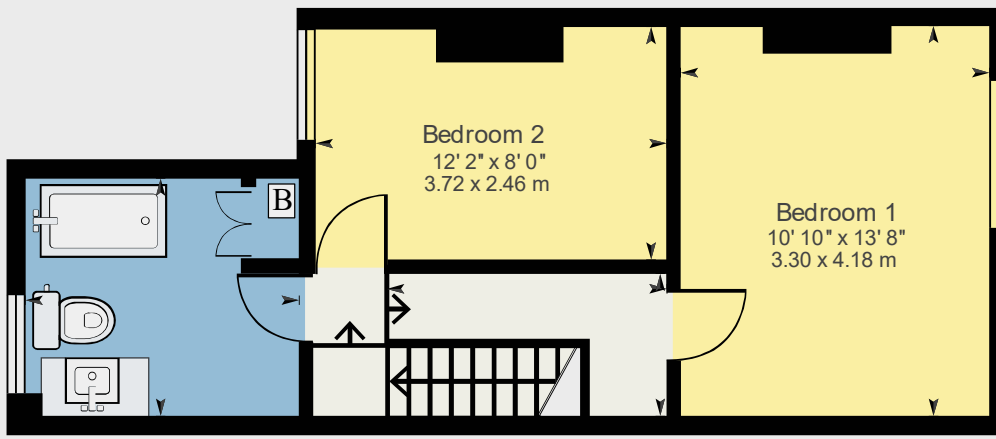


Bedroom Two

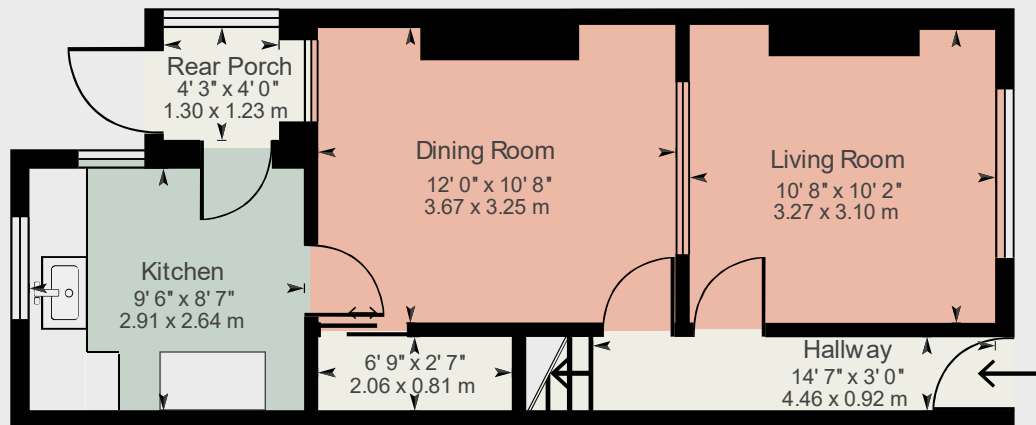
Services Mains electricity, mains gas, mains water and mains drainage.

Viewing Strictly by appointment with Hackney & Leigh - Carnforth Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



1st Floor



Ground Floor

Approximate net internal area: 785.72 ft² / 73 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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