



Crag Bank

£180,000

3 Tarnbrook Close
Crag Bank
Carnforth
LA5 9UL

Beautifully Modernised and Renovated Throughout. This three bedroom semi detached home has recently been updated with a new kitchen and central heating boiler in 2017, along with a brand-new bathroom in 2014.

With generous sized living spaces including an open plan kitchen diner. Three good sized bedrooms, driveway parking for approximately three cars and a large secure south facing garden to the rear. This property is perfect for growing families or investor alike. So don't delay, enquire today!

Property Ref: C2109

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Living Room



Living Room



Kitchen Area

Location From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street, turning right at the traffic lights onto Lancaster Road. Follow the road out past 'Tesco' supermarket until you reach a mini roundabout then turn right onto Longfield Drive. Continue on this road passing over a railway bridge and take the next right hand turning into Jesson Way. Then take the third turning on the left onto Tarnbrook Close and the property is situated on the left hand side and can be located by our For Sale sign.

Accommodation (with approx dimensions)

Hallway A recently installed composite entrance door, leads into a spacious hallway. With wooden flooring, a radiator and stairs leading to the first floor.

Living Room 17' 6" x 11' 10" Fitted with a feature recently installed PVCu double glazed box window, with coving to the ceiling, newly laid carpet and two radiators.

Kitchen Diner 15' 3" x 9' 3" Fitted with a new kitchen in 2017, comprising of a range of wall and base units with a complementary worktop over and a one and a half Franke ceramic sink unit. Fitted appliances include a Hotpoint electric oven with grill, a four ring gas hob with extractor hood. There is plumbing for washing machine and space for a fridge freezer. with a PVCu double glazed window overlooking the rear garden and a Glowworm wall mounted boiler, which was installed in 2017. The Dining Area is fitted with PVCu double glazed door which open out to the rear garden. A useful under stair storage can also be found as well as tiled flooring.

For a Viewing Call 01524 737727



Kitchen/Breakfast Area



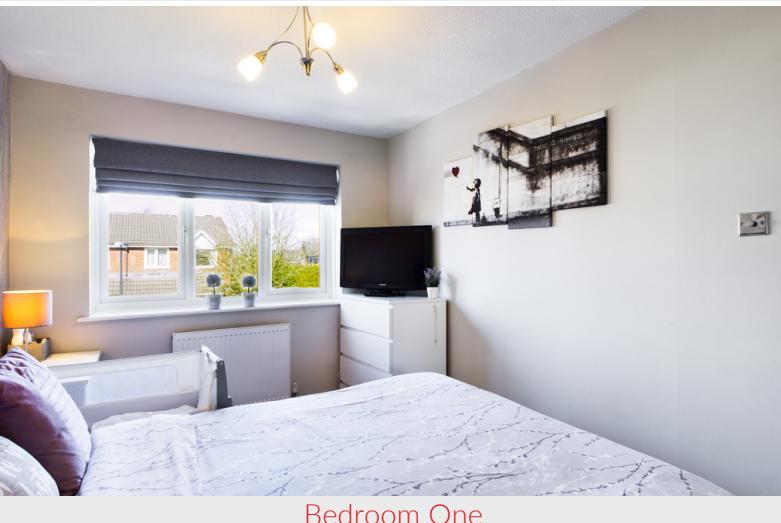
Kitchen/Dining Room



Bedroom One



First Floor Landing



Bedroom One

First Floor Landing Fitted with an airing cupboard providing a useful storage area and access to a loft space.

Bedroom One 14' 3" x 8' 5" Fitted with recently installed PVCu glazed window and a radiator.

Bedroom Two 9' 6" x 8' 7" Fitted with recently installed PVCu window, overlooking the rear garden and a radiator.

Bedroom Three 8' 10" x 6' 6" Fitted with a useful storage cupboard which sits over the stairs. Fitted with a recently installed PVCu double glazed window, newly laid carpet and a radiator.

Bathroom Installed in 2014, this modern three piece suite comprises of a low level WC, wash hand basin set in a bathroom cabinet and a bath with newly installed (in December 2020) shower over. A PVCu double glazed window, panelled ceiling with fitted downlighters, complementary wall tiling, an extractor fan and a heated towel rail.

Outside To the front of the property there is an outhouse providing useful outdoor storage and the front laid to lawn garden. A driveway to the side of the property provides off road parking; and a gated rear garden, comprising a lawn area with borders, patio and garden shed, provides a wonderful place to enjoy, play & entertain.

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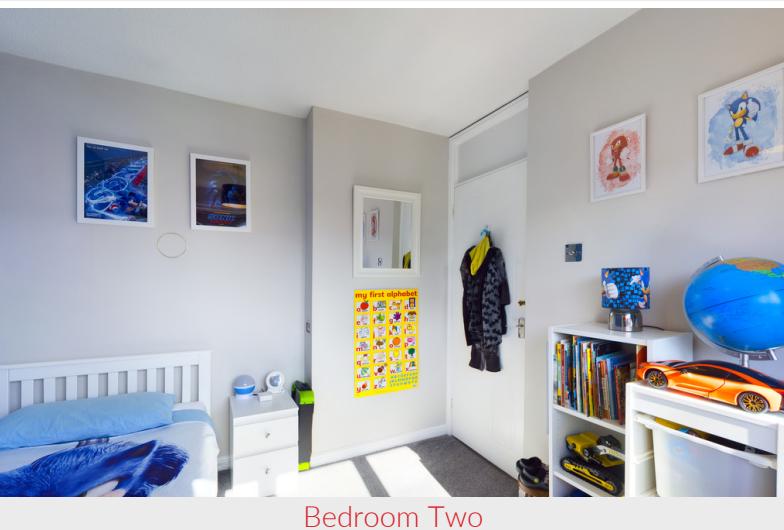
Bedroom Two



Bedroom Three



Bathroom



Bedroom Two

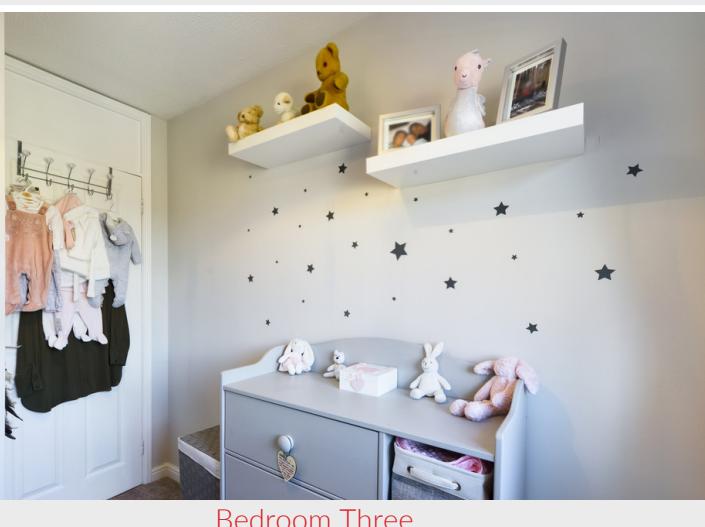
Services Mains electric, mains gas, main water and mains drainage.

Council Tax Lancaster City Council – Band 'C'

Tenure Freehold.

Viewings 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.



Bedroom Three

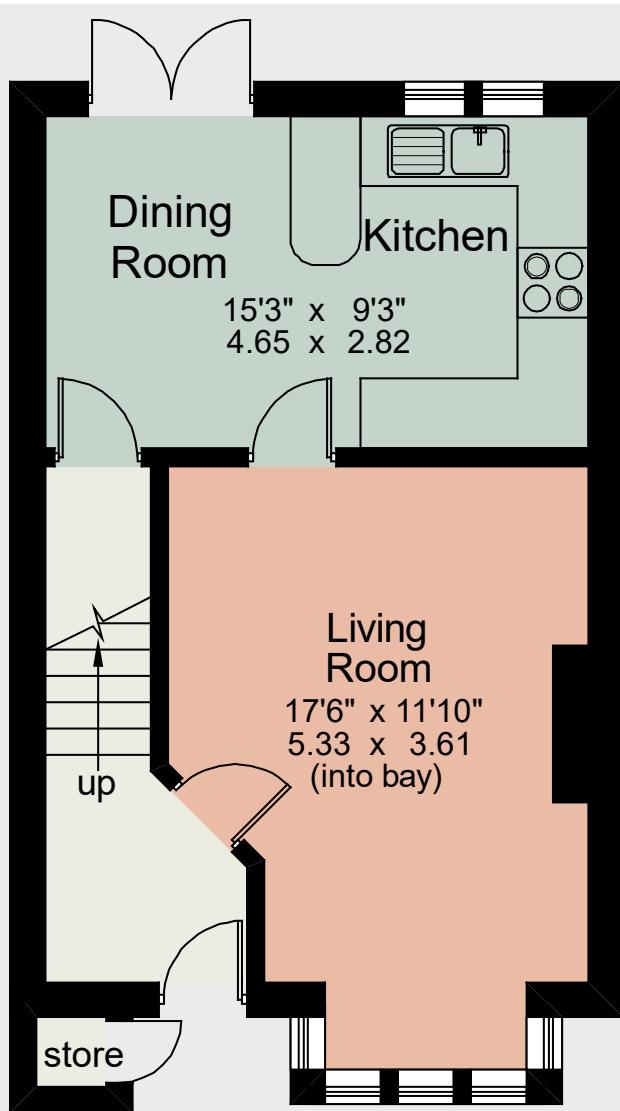
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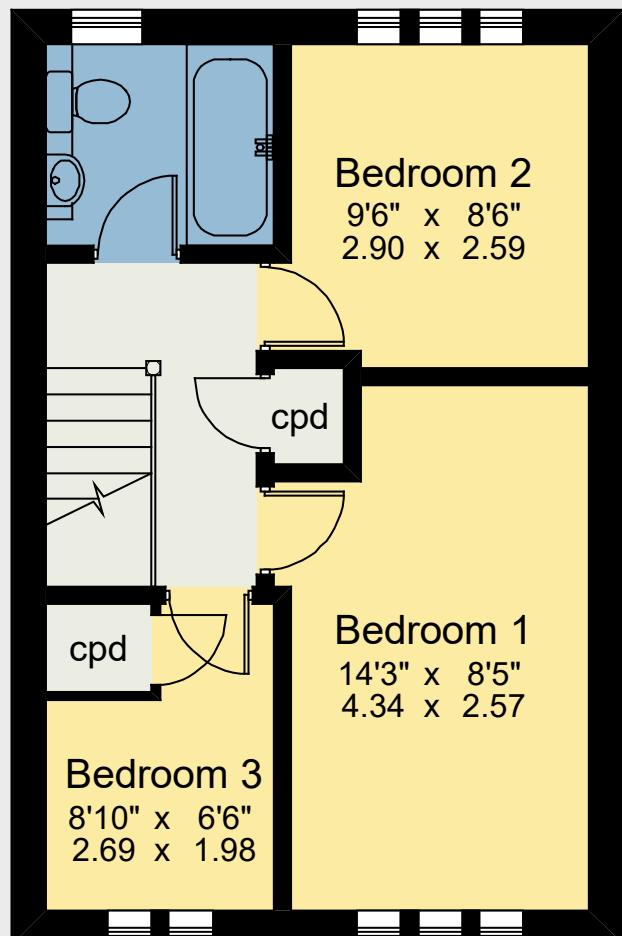
Rear Garden



Ordnance Survey Ref 00405746



Ground Floor



First Floor

Approx Gross Floor Area = 781 Sq. Feet
= 72.55 Sq. Metres

For illustrative purposes only. Not to scale.

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