



Crag Bank Road

£50,000

10 Craigholme House Park
Crag Bank Road
Carnforth
Lancashire
LA5 9JH

Situated in a desirable, quiet, and convenient location, this all year-round living park home offers a spacious living room, generous kitchen, 2 bedrooms, double and single, and bathroom. With its close proximity to the shore and Carnforth town centre this fantastic home also offers a garden and off-road parking. This is a very manageable home, perfect for the over 50's for permanent use or as a retreat.

This home also benefits from PVCu double glazed windows and a recently installed (2021) Vaillant boiler, and is on the market with no chain.

Property Ref: C2119

2

1

1

N/A



Living Room



Bedroom One



Bedroom Two

Location from the Hackney & Leigh Carnforth office: Turn right and proceed north on Market Street. Turn right at the traffic lights on to Lancaster Road and follow the road for approximately half a mile. Turn right at the mini roundabout onto Longfield Drive. Continue over the railway bridge until you see the sign for Craigholme Park on the right, opposite Greengate Lane. Turn right and the property is situated at the end of the park on the left hand side.

Accommodation (with approx. dimensions)

Kitchen 9' 7" x 9' 2" (2.92m x 2.79m) is fitted with a range of wall and base units with complimentary worktop over and stainless steel sink with mixer tap and drainer. Appliances include a freestanding Hotpoint electric cooker with four ring hob, with plumbing for a washing machine and space for a fridge freezer. Fitted with a wall mounted Vaillant gas central heating boiler (installed 2021), with a PVCu double glazed window and a PVCu double glazed door leading out to the parking.

Living Room 19' 6" x 8' 4" (5.94m x 2.54m) is fitted with a feature electric fireplace with wooden surround, and two radiators. With three PVCu double glazed windows and a PVCu double glazed door leading out to the front garden. This bright and spacious room has ample natural lighting.

Bedroom One 9' 7" x 8' 9" (2.92m x 2.67m) (double) is fitted with a built in wardrobe and Vanity unit. It has PVCu double glazed window and a radiator.



Kitchen

Bedroom Two 9' 7" x 6' 0" (2.92m x 1.83m) (single) is fitted with PVCu double glazed window and a radiator.

Bathroom is fitted with a three piece suite consisting of hand basin, WC, and shower cubicle with glass sliding doors, and Mira Event shower, a PVCu frosted double glazed window, and a radiator. There is also a built in storage cupboard, housing a hot water cylinder.

Outside to the front of the property there is parking space for one car. The garden comprises a planted border to the right hand side of the park and a rockery, with wild flowers, that extends around the property to the rear. To the left of the property there is a good sized patio for relaxing.

Services Mains electricity, LPG Gas, mains water and mains drainage.

Council Tax Band A – Lancaster City Council.

Tenure Leasehold. Subject to site fees of £104.00 per month or £1,248 per year.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.



Bathroom

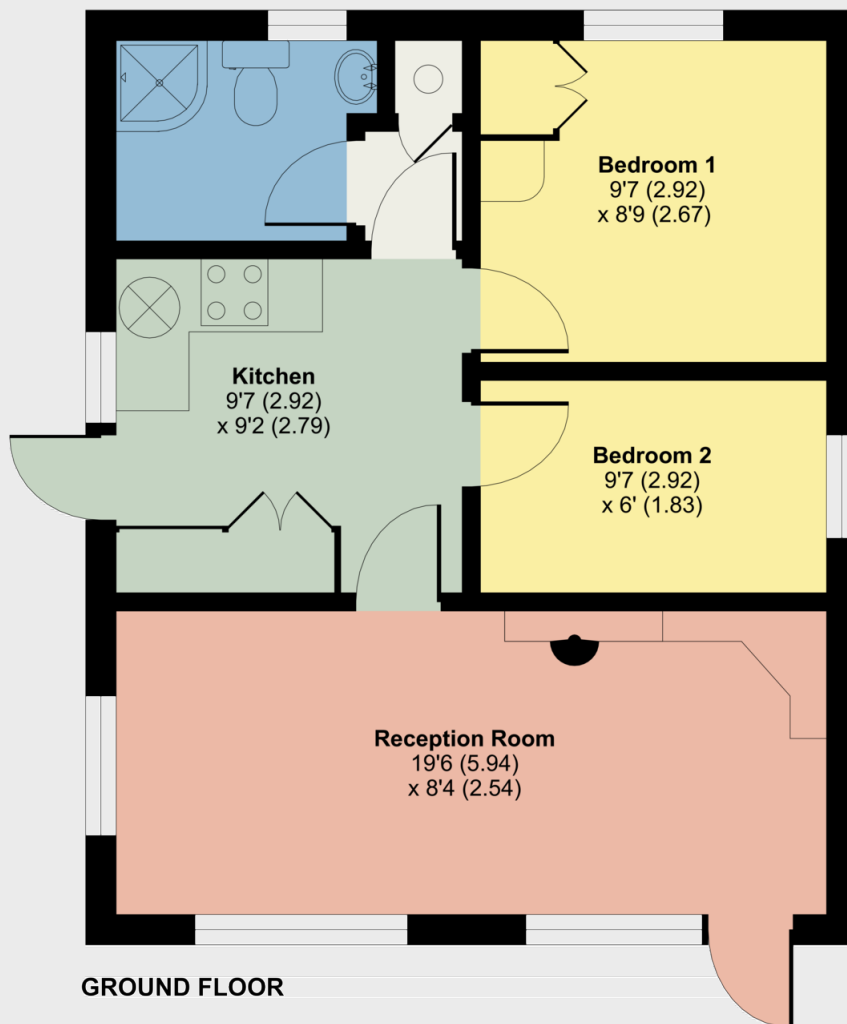


Outside

Crag Bank Road, Carnforth, LA5

Approximate Area = 468 sq ft / 43.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2021. Produced for Hackney & Leigh. REF: 727184

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