



## Millhead

**£129,950**

9 Midland Terrace  
Millhead  
Carnforth  
LA5 9EZ

A Fantastic Home set on the outskirts of Carnforth. This super property is perfect for all, from investment to first time buyers. Comprising of a spacious Living Room, Dining Room, Kitchen, two Double Bedrooms and large family Bathroom. Extending beyond the rear yard with views to the river Keer.

With two Outhouses and a large garden to the front and Parking for two. With countryside walks on the door step, close proximity to Carnforth train station and five minutes from the M6 motorway. Properties like this, don't hang around for long. No Chain.

Property Ref: C2117





Living Room



Bedroom One



Bedroom Two

**Location** From the Hackney & Leigh Carnforth Office, turn left and follow the road towards Warton. Proceed under the railway bridge and turn right before the the small humpback bridge. Follow this road round to the right in front of the terrace properties and the property is situated on the left hand side and can be located by our for sale sign.

**Accommodation (with approx. dimensions)**

**Living Room** 16' 4" x 11' 10" Fitted with a PVCu double glazed entrance door, with two feature PVCu double glazed windows. With a useful built in storage cupboard, coving to the ceiling and a radiator.

**Inner Hall** Fitted with a useful understair storage cupboard, with stairs leading to the first floor and a radiator.

**Dining Room** 10' 4" x 8' 7" (3.15m x 2.62m) Fitted with a PVCu double glazed window overlooking the rear garden and a radiator.

**Kitchen** 12' 7" x 9' 10" (3.84m x 3m) Fitted with a range of modern wall and base units with a worktop over and a one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include a Lamona gas hob with an extractor hood over and a Neff electric oven. With plumbing for a washing machine and space for a fridge freezer. With a PVCu double glazed door providing access to the rear. A PVCu double glazed window, downlighters and a radiator.

**First Floor Landing** Stairs lead from the inner hall, to a light and bright First Floor Landing, fitted with a PVCu double glazed window.





Kitchen

**Bedroom One** 11' 11" x 11' 0" (3.63m x 3.35m) Fitted with two PVCu double glazed windows, overlooking the large front garden and a radiator.

**Bedroom Two** 11' 10" x 7' 11" (3.61m x 2.41m) Fitted with a PVCu double glazed window, overlooking the large front garden and a radiator.

**Bathroom** A large room fitted with a three piece suite consisting of a WC, a wash hand basin and a bath, with a shower over, glass folding screen and tiled surround. Fitted with a large walk in storage cupboard, housing a Ideal central heating boiler (installed in February 2019). With a PVCu frosted double glazed window, a Goldair electric wall heated and a radiator.

**Outside** To the front of the property there is a large laid to lawn garden, with gravelled parking for two cars and a wooden garden shed. To the rear, there is an enclosed rear yard with two outhouses, providing excellent storage areas. A secure wooden gate, provides access to the rear of the property extending beyond the rear yard and reaching close to the River Keer.

**Tenure** Freehold.

**Council Tax** Band A - Lancaster City Council

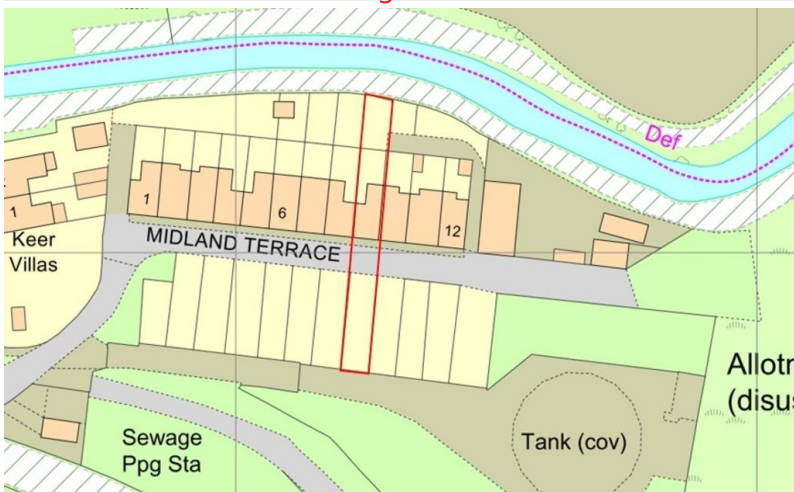
**Services** Mains electric, mains gas, mains water and mains drainage.

**Viewings** Strictly by appointment with Hackney & Leigh - Carnforth Office.

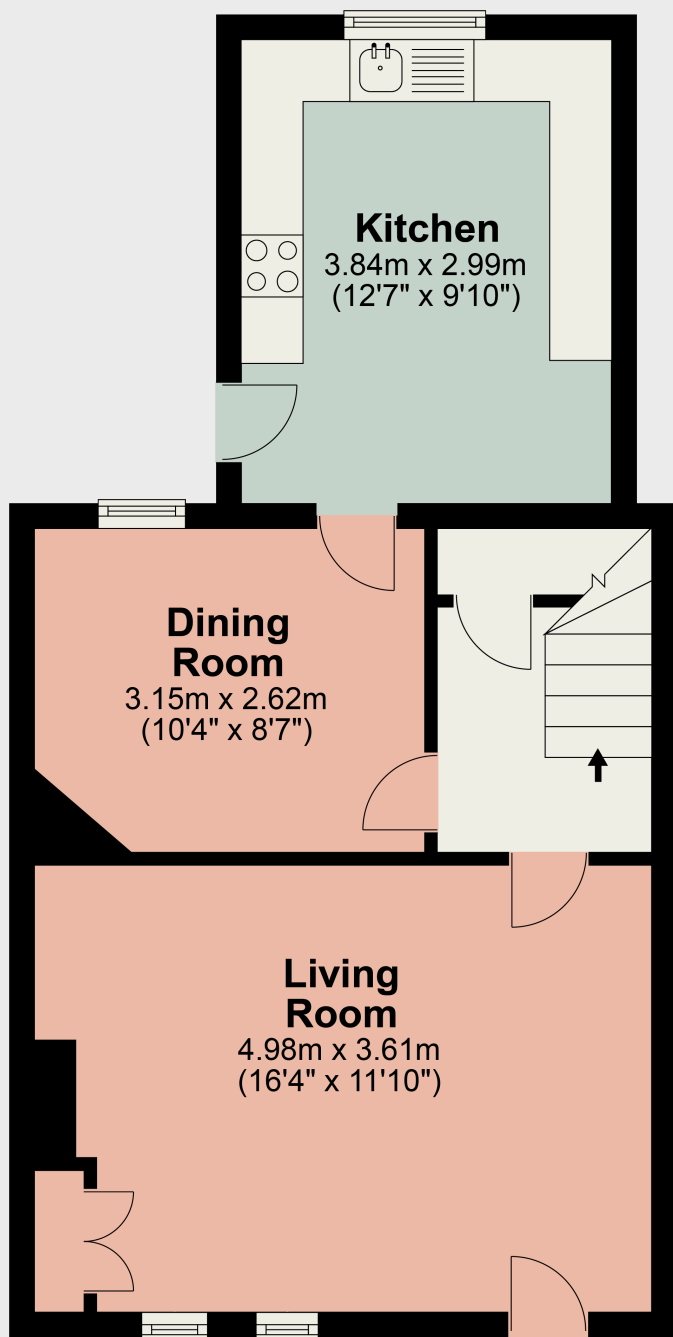
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



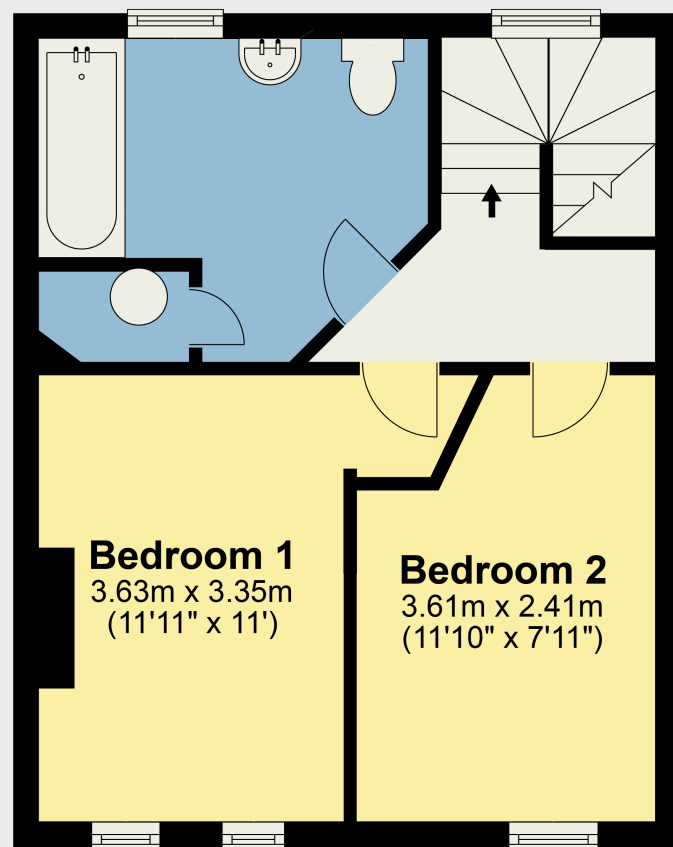
Living Room



Ordnance Survey Ref 00465356



**Ground Floor**



**First Floor**

**Total area: approx. 74.7 sq. metres (804.3 sq. feet)**

For illustrative purposes only. Not to scale. REF: C2117

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