



## Carnforth

**£155,000**

12 Ullswater Crescent  
Carnforth  
Lancashire  
LA5 9AY

A fantastic home, which oozes potential. Are you looking for a good-sized family home that requires modernisation? If so, we may have what you are looking for.

This fantastic three-bedroom end-terraced house has ample space not only inside but also outside. With a spacious living room, kitchen diner, utility and downstairs WC, with three double bedrooms and a family bathroom to the first floor. Enjoying a fantastic corner plot with rooftop countryside views towards Warton Crag and off road parking.

Property Ref: C2146







Living Room



Bedroom One

**Location** From the Hackney & Leigh office in Carnforth, turn right and proceed north on Market Street. At the traffic lights, proceed straight ahead onto Kellet Road. Continue straight on and take the second right onto Highfield Road. Proceed along Highfield, turning right at Dunkirk Avenue, directly across from the shops. Take the second turning on the left onto Coniston Road and then the second left onto Ullswater Crescent. The property is located first on the right and can be located by our For Sale sign.

**Accommodation (with approx. dimensions)**

**Entrance Hall** A PVCu double glazed entrance door leads into an Entrance Hall. With stairs to a first floor, an understair storage cupboard, laminate flooring and doors into the Living Room and Kitchen Diner.

**Living Room** 20' 4" x 12' 0" (6.2m x 3.66m) A bright and spacious room, fitted with a feature open fireplace, with a tiled and wooden surround. With two PVCu double glazed windows, laminate flooring and two radiators.

**Dining Kitchen** 11' 8" x 11' 5" (3.56m x 3.48m) 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. Fitted appliances include a Diplomat oven, with a four ring Neff gas hob with fitted extractor hood. With a PVCu double glazed window, wooden panelling to the ceiling with downlighters, tiled flooring and a radiator.

**Utility Room** 8' 6" x 4' 11" (2.59m x 1.5m) Fitted with a range of wall and base units with a complementary worktop over. Fitted with a Vaillant central heating boiler, with space for a tumble dryer and plumbing for a washing machine. With a large built in storage cupboard, a PVCu double glazed window, a PVCu double glazed doors leading out onto a rear garden, and a radiator.

**WC** Fitted with a WC and a PVCu double glazed frosted window.

**First Floor Landing** Stairs lead from the Entrance Hall, to a spacious first floor Landing. With access to a loft space and a built in storage cupboard.

**Bedroom Two** 11' 10" x 9' 8" (3.61m x 2.95m) A large spacious bedroom, fitted with a PVCu double glazed window. With a built in cupboard and a radiator.





Dining Kitchen

**Bedroom One** 12' 1" x 11' 11" (3.68m x 3.63m) A large spacious bedroom fitted with a PVCu double glazed window. With a built in cupboard and a radiator.

**Bedroom Three** 8' 10" x 8' 2" (2.69m x 2.49m) A spacious double bedroom, fitted with a PVCu double glazed window showcasing views towards Warton Crag. With a built in cupboard and a radiator

**Bathroom** Fitted with a three piece suite consisting of a WC, a wash hand basin and a bath with a shower over and tiled surround and glass shower screen. Fitted with a PVCu double glazed frosted window, wooden panelled ceiling with downlighters, an extractor fan and a radiator.

**Outside** To the front of the property there is a driveway providing off road parking. There is also a laid to lawn garden with planted borders with mature hedging and a pathway leading to the front door. The pathway extends to the side of the property, leading to the large laid to lawn side garden which also houses a garage, which is not a useable condition. this however provides the perfect foundation for a new garage or further off road parking. The garden extends to the rear of the property, where a small passageway can be found, with planted raised borders, which provides right of way access for the neighbouring property, for bin access and maintenance.



Bedroom Two

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

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

**Tenure** Freehold.

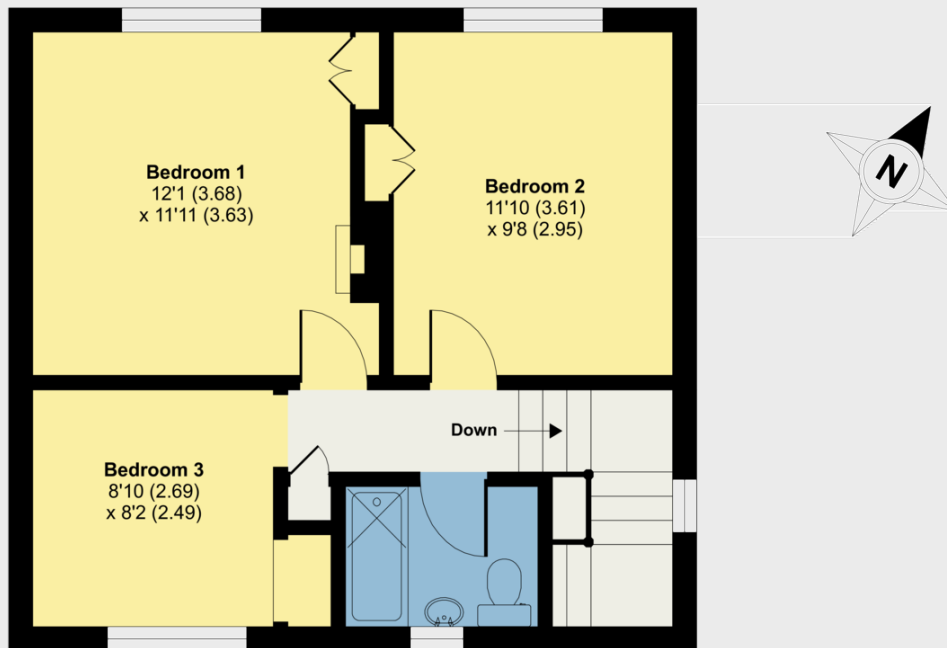
**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

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

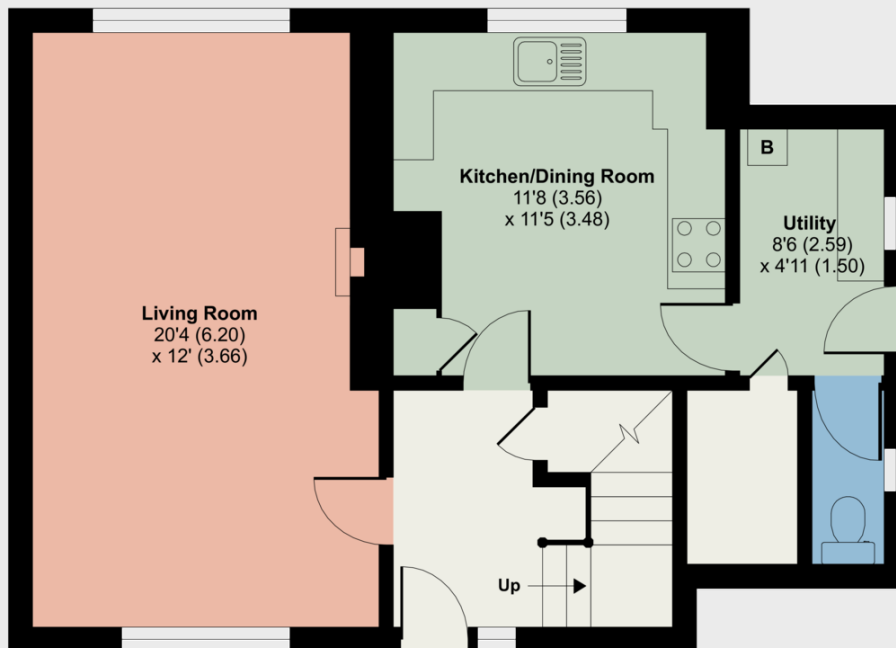
# Ullswater Crescent, Carnforth, LA5

Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 782095

A thought from the owners... "With a little love and attention, this will again be a wonderful family home."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.