



Carnforth

£230,000

4 Crag Bank Road
Carnforth
Lancashire
LA5 9EG

An easy to manage semi detached bungalow with a traditional layout which includes two bedrooms, dining kitchen, living room and bathroom.

This well presented property has well tended gardens to the front and rear and a driveway leading to a detached garage. Also benefitting from double glazing and central heating, this well situated home will appeal to young and old alike.

Property Ref: C2169

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Living Room



Dining Kitchen

Location From the Hackney & Leigh office leave Carnforth on Lancaster Road heading south. On approaching the mini-roundabout continue straight ahead, taking the next turning on the right onto Crag Bank Road. Once on Crag Bank Road, the property can be found on your right hand side.

Accommodation (with approx dimensions)

Entrance Hall With step up into a light welcoming entrance all and giving access to all rooms. Loft access and a radiator.

Living Room 15' x 10' 11" (4.57m x 3.33m) A light bright living room with three double glazed window to the front aspect and side aspect, flame gas fire on a marble hearth and surround, coving ceiling light point and radiators.

Kitchen 12' 9" x 9' 2" (3.89m x 2.79m) fitted with a range of wall and base units with a complimentary worktop over, stainless steel sink unit and tiled splashback. Appliances include integrated oven, induction hob with extractor hood, space for a fridge freezer and plumbing for wash machine. Two double glazed windows to the side and rear aspect, part glazed door leading to garden.

Bedroom One 12' 9" x 10' 9" (3.89m x 3.28m) Spacious double bedroom with double glazed window to the front aspect, coving, ceiling light point and radiator.



Bedroom Two



Bedroom One

Bedroom Two 12' 10" x 9' 11" (3.91m x 3.02m) Another well proportioned double bedroom with double glazed window to the rear aspect, ceiling light point and radiator.

Bathroom fitted with a three piece suite consisting of a low level WC, vanity hand wash basin and a walk in bath. Part tiled walls, double glazed window to rear aspect and a radiator.

Garage with up and over door.

Outside To the rear of the property are gravelled areas, a well kept lawn and borders with well established shrubs and trees. To the front of the property is a tarmac drive, patio area and borders

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

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

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



Rear Garden



Ordnance Survey Ref: 00504986

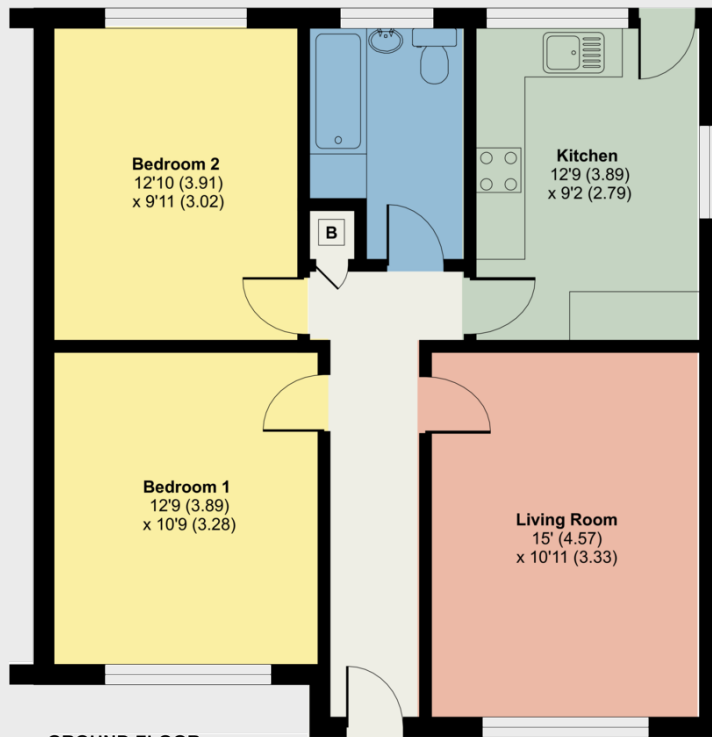
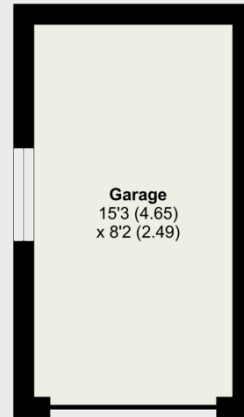
Crag Bank Road, Carnforth, LA5

Approximate Area = 728 sq ft / 67.6 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 853 sq ft / 79.2 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). © nichecom 2022. Produced for Hackney & Leigh. REF: 817760

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