

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Carnforth

£195,000

32 Longfield Drive, Carnforth, Lancashire, LA5 9EJ

An easy to manage semi detached true bungalow with a traditional layout which includes two double bedrooms, dining kitchen, living room and bathroom, situated in the popular Carnforth area of Crag Bank.

Now in need of some updating and modernisation, providing the opportunity for the lucky buyer to create a home to their tastes and requirements. The property benefits from detached garage and easy to manage front and rear garden whilst a main route bus stop, is a stones throw away. Ideally positioned close to the Lancaster Canal with excellent transport links such as the M6 Motorway and Carnforth Train Station.

Quick Overview

- 2 Bedroomed Semi-Detached True Bungalow
- Well Proportioned Living Room
- Popular Residential Location
- Detached Garage
- Driveway with Parking
- Front and Rear Gardens
- No Onward Chain
- Some updating needed
- Handy for Town, M6 And Countryside
- Ultrafast 1000Mb Broadband available



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Ultrafast
Broadband



Off Road Parking

Property Reference: C2221



Entrance Hallway



Kitchen Diner



Kitchen Diner



Living Room

Property Overview Step up through UPVc double glazed door way into the entrance hall which provides access to all rooms.

Off to the right of the hallway you will find the well proportioned living room, filled with natural day light from the three double glazed windows. From the living room to the rear of the property you will find the kitchen diner, which now would benefit from updating but is all well maintained. Fitted with a range of wall and base units with complementary worksurfaces, there is room for a dining table and ample space for freestanding appliances, a UPVc double glazed door leads out to the garden.

From the hallway to the right you will find two spacious double bedrooms both having ample space for bed, wardrobes and further furniture.

The family bathroom has recently been updated with double walk-in shower, pedestal hand wash basin and low level W.C all in white, with complementary tiling to the walls.

Outside The property benefits from easy maintenance front and rear gardens. To the front there is a driveway for parking of up to three cars, laid to lawn garden with planted borders. To the rear you can find a patio area with steps leading down to lawn area with planted borders, and space for a garden shed.

Parking Ample off road parking for at least three cars.

Detached Garage With electric up and over door.

Location Located at the northeast end of Morecambe Bay, Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, three supermarkets, Carnforth railway station and the M6. All of these only being a short half mile away from the property, boasting a perfect central location.

From the Hackney and Leigh Carnforth office, turn right and proceed north on Market Street. At the traffic lights, turn right onto Lancaster Road and follow the road out of Carnforth A6 heading south. At the mini roundabout, take the second exit onto Longfield Drive, where the property is situated on the right hand side and can be located by our For Sale sign.

What3Words ///trickled.crate.agreeable

Accommodation (with approximate dimensions)

Living Room 15' x 10' 11" (4.57m x 3.33m)

Kitchen Diner 12' 07" x 9' 01" (3.84m x 2.77m)

Bedroom One 11' 01" x 12' 07" (3.38m x 3.84m)

Bedroom Two 12' 08" x 10' (3.86m x 3.05m)

Property Information

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

Council Tax Lancaster City Council - Band C.

Tenure Freehold. Vacant possession upon completion.

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 One



Bedroom Two



Shower Room



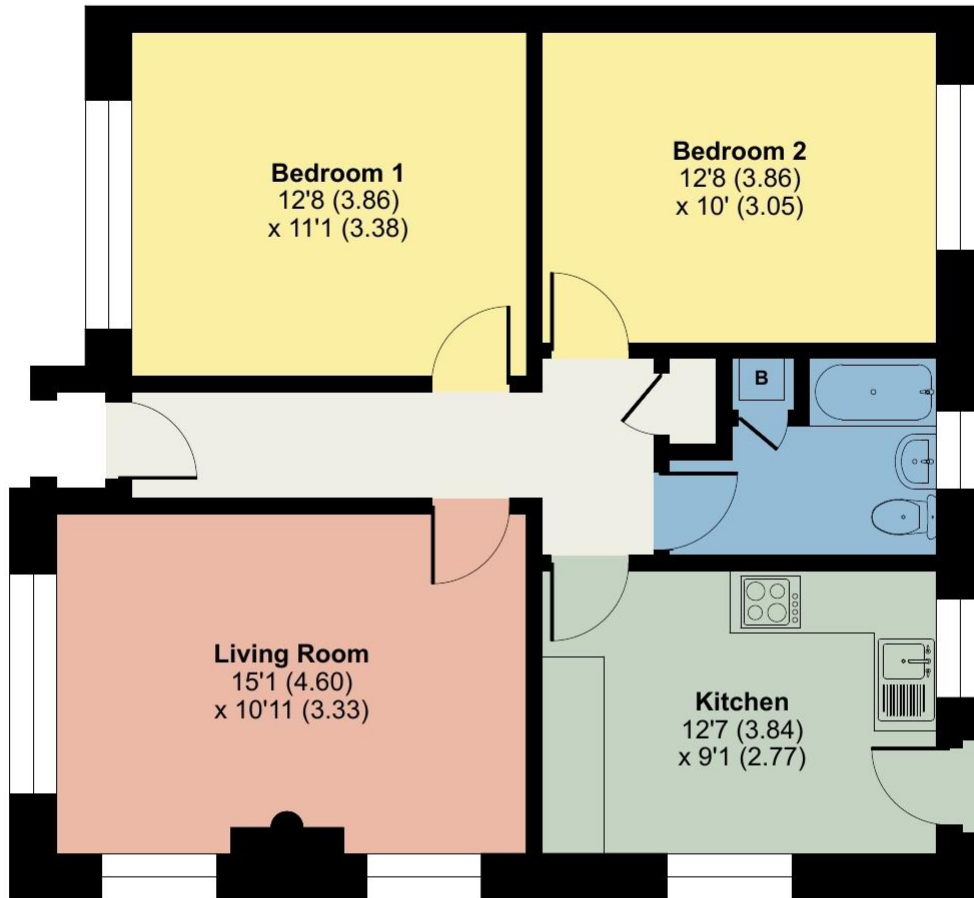
Rear Garden



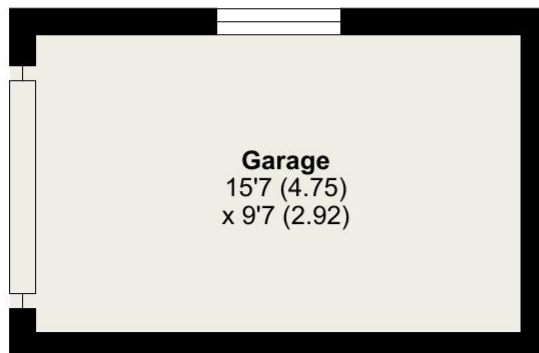
Longfield Drive, Carnforth, LA5

Approximate Area = 858 sq ft / 80 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 888989

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