



## Carnforth

£210,000

55 Dunkirk Avenue, Carnforth, Lancashire, LA5 9AP

A wonderful example of a three bedroom family home boasting a corner plot with plentiful gardens and an open countryside view.

The elevated position showcases some spectacular far reaching views over open fields over to Morecambe Bay and beyond. With playground across the road, schools, shops and other amenities are within easy reach, a wonderful opportunity for families or investors alike.

### Quick Overview

Three Bedroom Semi-Detached Home  
Ideal for First Time Buyers, Families or  
Investors

Close to Schools and Amenities

Corner Plot

Elevated Position with Far Reaching Views

Playground across the Road

Well Presented

Separate Utility Room

Gardens Front and Rear

Ultrafast Broadband 1000 Mpbs\*



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: C2270



Garden



Living Room



Kitchen / Dining Room



Kitchen / Dining Room

**Location** Located at the northeast end of Morecambe Bay, Carnforth offers much to its residents such as the Leighton Hall, Carnforth Bookshop with over 100,000 second-hand antiquarian books, carnforth railway station and Nether Kellets Farmers Market is a must see attraction, held on the second Sunday of every month at the Village Hall. Other amenities such as Spar shop, Booths, Aldi and Tesco supermarket are within a mile. Transportation links are plentiful with primary and high schools only a short distance away.

**Property Overview** Enter the property into a spacious entrance hallway. To the left you will find a bright and warm living room with windows to the front and rear with focal electric fire and wooden surround, the perfect place to unwind and relax.

Returning to the hallway and entering the bright and spacious dining kitchen which is equipped with a range of wall, base and display units and hidden away pantry cupboard. Stainless steel one and a half bowl sink unit with drainer with complementary worksurfaces and tiling. Appliances include Bush electric oven, 4 ring electric hob with extractor hood over and space for an upright fridge freezer.

Additionally, the bright utility room provides an ideal space for laundry and storage with cupboard housing the Worcester combination boiler and giving access out to the rear garden.

To the first floor you will find three bedrooms with bedrooms one and two being spacious doubles with cupboards providing an in built wardrobe solution and leaving plenty of additional space for furniture to suit. Bedroom three is a spacious single with elevated views of the breathtaking countryside and stunning Morecambe bay visible you can enjoy the beauty of nature from the comfort of your own home.

The modern 3 piece bathroom comprises of pedestal hand wash basin, W.C., panelled bath with shower over and complementary tiling.

**Outside** Occupying a corner plot, 55 Dunkirk Avenue is accessed via one of 2 pathways to the garden and entrance to the property. The front garden is mostly laid to lawn and the elevated position showcases the countryside and bay views on offer. Plenty of space for children to enjoy outdoor games and growing potted plants.

The rear garden is well screened and accessed via a gate from the front garden or from the utility room. A garden shed for storing outdoor equipment, raised gravelled beds and lawn, the perfect private space for enjoying al fresco dining with family and friends in the summer months.

**Parking** On street parking available.

**Directions** From the Hackney and Leigh Carnforth Office head up Market Street to the traffic lights at the crossroads and continue straight ahead over the canal bridge. Take the right turn onto Highfield Road and then take the 4th right onto Dunkirk Avenue, follow the road past the playground and the property can be found on the left hand side.

**What3words** ///marketing.brisk.madness

**Accommodation (with approximate dimensions)**

**Living Room** 19' 5" x 10' 1" (5.92m x 3.07m)

**Kitchen** 13' 0" x 10' 3" (3.96m x 3.12m)

**Bedroom One** 15' 1" x 8' 6" (4.6m x 2.59m)

**Bedroom Two** 11' 8" x 8' 7" (3.56m x 2.62m)

**Bedroom Three** 9' 9" x 6' 4" (2.97m x 1.93m)

**Property Information**

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

**Tenure** Freehold. Vacant possession upon completion.

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

**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



Countryside and Bay Views

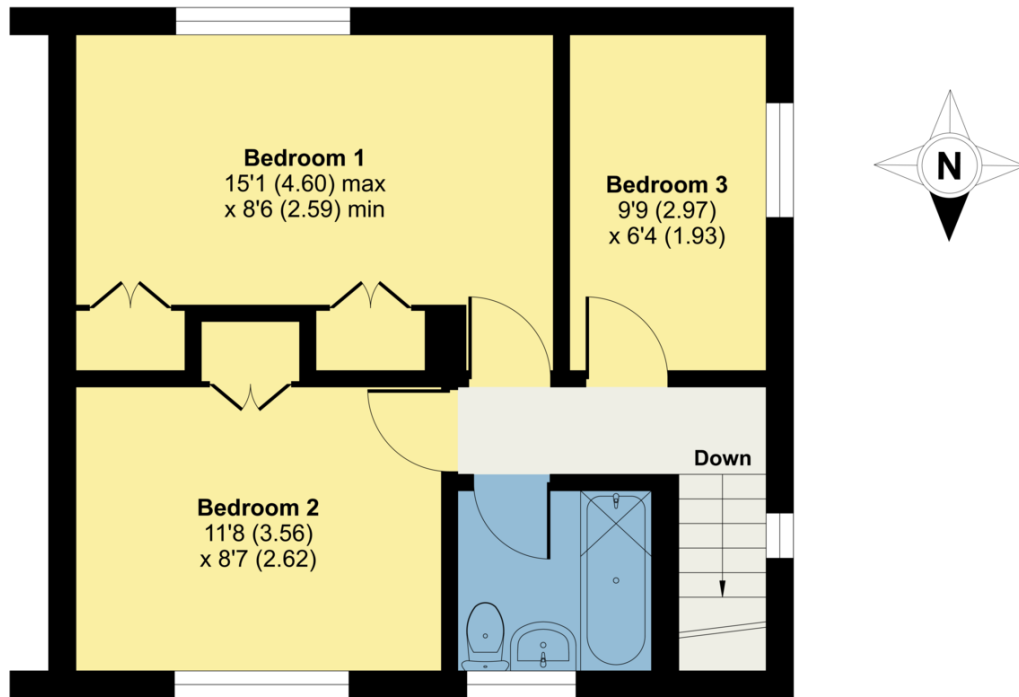


Rear Garden

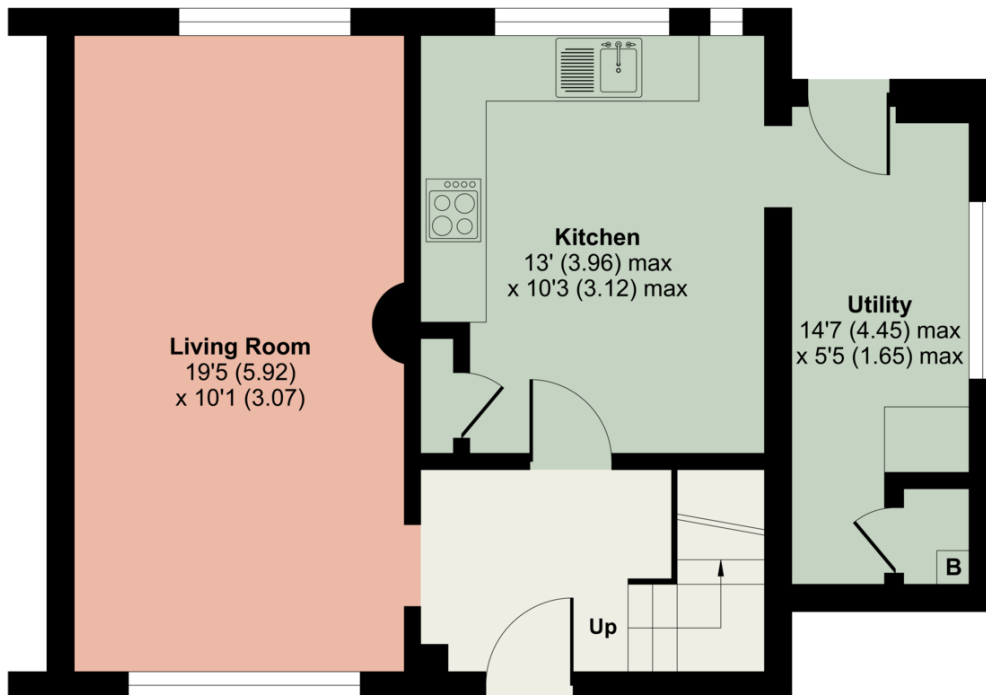
# Dunkirk Avenue, Carnforth, LA5

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 965342

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