

Crag Bank

£279,950

65 Redruth Drive, Crag Bank, Carnforth, Lancashire, LA5 9TT

Introducing a stunning three bedroom townhouse nestled in the sought-after Crag Bank area of Carnforth. Spanning three floors, this immaculately presented home boasts an abundance of space and natural light.

The property features off-road parking, an enclosed rear garden, and a delightful balcony perfect for relaxing in the sun. With a contemporary design and stylish finishes throughout, this townhouse is the perfect blend of comfort and elegance.

Quick Overview

Three Bedroom Town House
Located in the Highly Sought after Crag Bank
Area of Carnforth
Immaculately Presented
Off Road Parking
Arranged over Three Floors
Patio Doors Leading out to a Balcony
Versatile Living Spaces
Enclosed Rear Garden
Ready to Move into
Ultrafast 1000Mbps* Broadband



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Ultrafast
Broadband

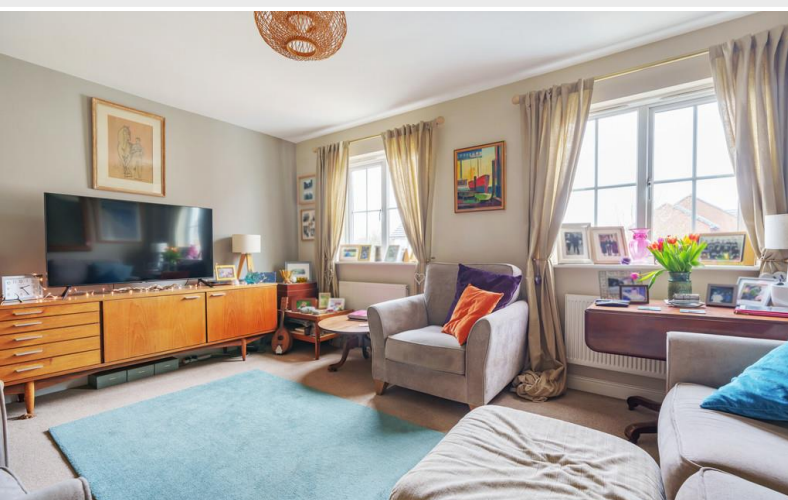


Off Road Parking

Property Reference: C2280



Rear Elevated View



Living Room



Kitchen Diner



Kitchen Diner

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 Kellet's Farmers Market is a must see attraction, held on the second Sunday of every month at the Village Hall. All of these only being short half a mile away from the property, boasting perfect central location. Other amenities such as Tesco supermarket, Aldi and Booths within a mile.

Property Overview Welcome to this stunning family home, offering versatile living arrangements across three floors with elegant finishes such as Karndean flooring and contemporary kitchen. The ground floor boasts a spacious hallway leading to two generously sized rooms, which could be utilized as bedrooms or as an office/study as required. The converted garage space offers ample storage space with light and power and up and over door. Additionally, a convenient downstairs W.C with wall mounted hand wash basin and a utility room with sink, wall and base units, wall mounted Ideal gas boiler, space and plumbing for a washing machine and dryer and a door leading to the enclosed rear garden complete this level.

Moving to the first floor, you'll find a spacious landing area leading to a comfortable living room overlooking the picturesque rear garden. The modern and contemporary kitchen diner features patio doors that lead out to a delightful balcony, perfect for enjoying a morning coffee or evening sundowners. The kitchen is fitted with a range of wall, base and display units with complementary worksurfaces over and one a half bowl stainless steel sink and drainer. Appliances include Lamona eye level electric oven, Lamona induction 4 ring hob with discreet extractor hood and integrated slimline dishwasher. Ample space for dining for the whole family.

The second floor offers two double bedrooms, bright and spacious with plenty of storage space. A modern and elegant four-piece family bathroom completes this floor. The family bathroom comprises of pedestal hand wash basin, bath with shower attachment, W.C, heated towel radiator and shower enclosure with both a wall mounted shower and rainfall shower.

This beautiful property offers a perfect blend of practicality and style, ensuring an ideal living space for any discerning buyer.

Accommodation (with approximate dimensions)

Living Room 15' 2" x 12' 1" (4.62m x 3.68m)

Kitchen 15' 8" x 8' 9" (4.78m x 2.67m)

Bedroom One 15' 2" x 14' 7" (4.62m x 4.44m)

Bedroom Two 15' 0" x 8' 5" (4.57m x 2.57m)

Bedroom Three / Study 10' 5" x 8' 8" (3.18m x 2.64m)

Home Office / Boot Room 10' 0" x 8' 3" (3.05m x 2.51m)

Utility Room 7' 9" x 6' 2" (2.36m x 1.88m)

Outside The enclosed garden to the rear offers privacy and seclusion, perfect for relaxing or entertaining. Easy to maintain decked garden with flower borders and mature trees. Ample space for summer entertaining with gate leading out to the rear.

Parking Outside, ample off-road parking is available to the front with a laid lawn and space for potted plants.

Directions From the Hackney & Leigh Office, proceed north on Market Street and turn right at the traffic lights. Leave Carnforth on the A6 and at the mini roundabout, take the second turning on to Longfield Drive and take the second turning on your right into Redruth Drive. Continue for approximately a quarter of a mile and the property is situated on your left hand side and can be located by our For Sale sign.

What3words ///plotting.smothered.driver

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

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

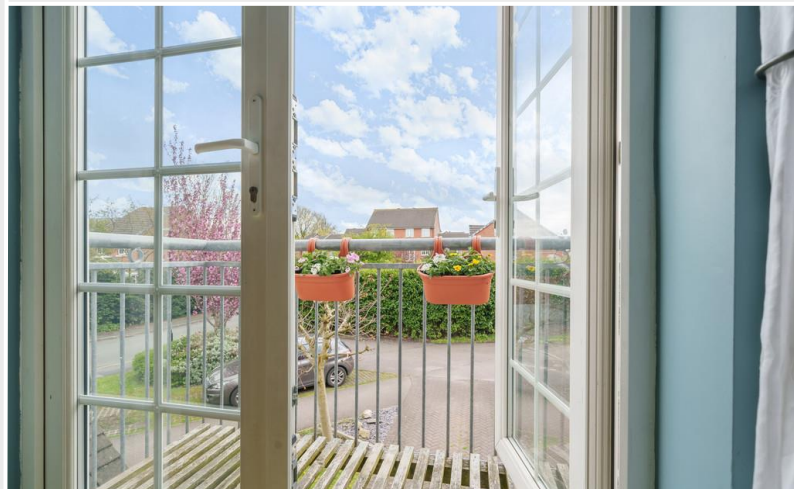
Viewings Strictly by appointment with Hackney & Leigh Arnside Office.



Bedroom One



Bedroom Two



Patio Doors to Balcony

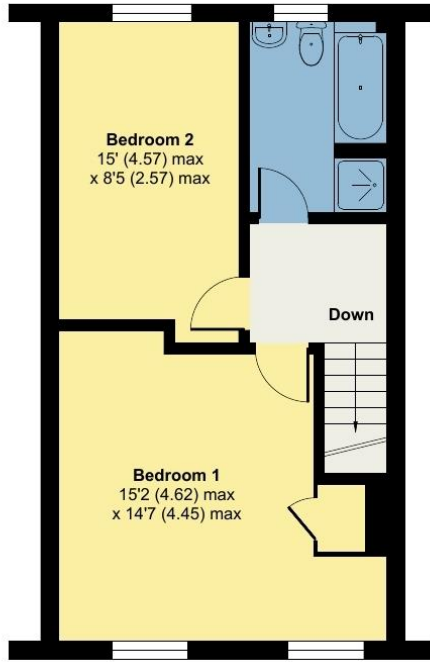


Rear Garden

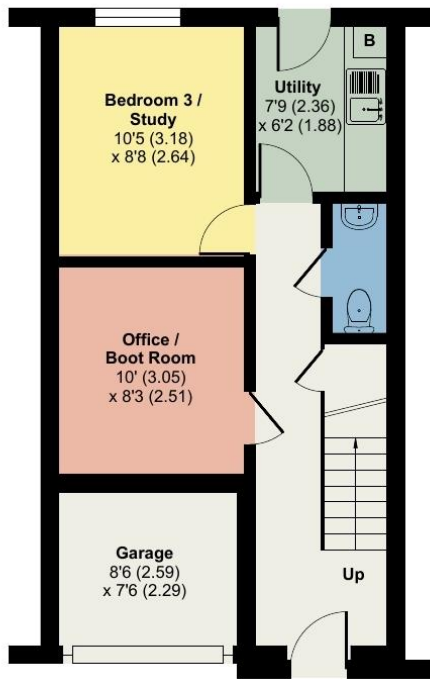
Redruth Drive, Carnforth, LA5

Approximate Area = 1320 sq ft / 122.6 sq m (includes garage)

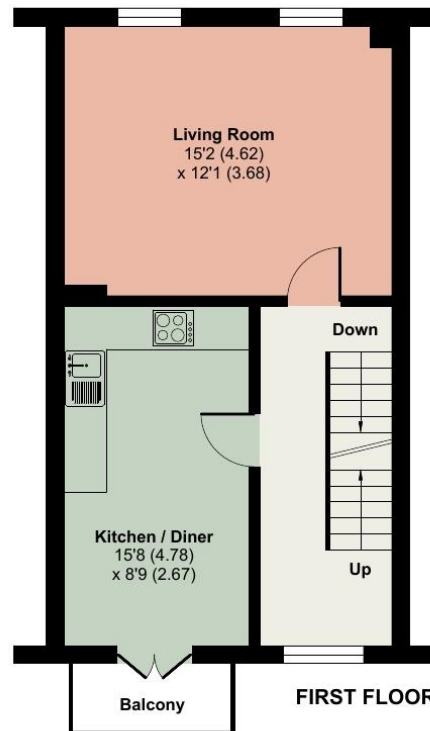
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 975212

A thought from the owners... 'We've spent 20 wonderful years here, its been a perfect family home and now it is time to move on to our next adventure'

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