



£185,000

12 Ingleborough View, Carnforth, Lancashire, LA5 9AT

Opportunity Knocks! Are you looking for a project and an opportunity to make a property a home? Now in need of renovation and modernisation, 12 Ingleborough View has much to offer with 3 bedrooms, garden to the side and driveway with detached garage. Located close to local primary and secondary schools with amenities in close proximity, ideal for a family home or investment, book your viewing today!

Quick Overview

Substantial Semi-Detached Home
Three Bedrooms & One Bathroom
Spacious Living Room
Situated on a Generous Corner Plot
Detached Garage
Off Road Parking
Close to Local Amenities and Schools
Easy access to Transport Links and M6
Motorway
Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: C2282



Living Room



Kitchen



Kitchen



Gardens & Grounds

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

Step through the front door into an entrance hall area with coat hooks and space for a shoe rack. Turn left into the spacious, bright living room with gas coal effect fire and stone surround. This room enjoys a front aspect window with space for a dining table. Patio doors lead out to the rear patio area. The kitchen is fitted with one and a half stainless steel sink with drainer, Flavel free standing gas oven with four ring hob, Rayburn heating system and a cupboard housing the hot water cylinder. There is also a pantry for storing all the kitchen essentials, and access to the rear porch/utility with that ever so handy W.C and under stairs cupboard.

Following the stairs up to the landing where you will find three bedrooms and family bathroom, as well as access to the loft. Bedroom one is a light and bright double enjoying a window overlooking the garden, two integral cupboards perfect for wardrobe use and plenty of space for additional furniture. Bedroom two is also a double with a built in storage cupboard and window to the front aspect. Bedroom three is located to the side, a light and bright room with space for a single bed and additional furniture. The 3-piece family bathroom/wet room comprises a pedestal sink, Mira shower, W.C. and complementary tiling.

12 Ingleborough is situated on a good sized plot with patio and lawn area to the front, driveway for two plus cars and a detached garage, ideal for additional storage. If you are looking to make a substantial home truly yours, this may just be the one for you.

Outside Situated on a corner plot, this property has substantial grounds that ooze potential. With patio drive to the side providing space for two plus cars, lawn area for a keen gardener to really make use of with a border of shrubs and rockery, and a detached garage for additional storage, 12 Ingleborough View really is full of opportunity!

Parking Driveway for two or more cars. A detached garage with up and over door.

What3words ///paddlers.human.inch

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 follow to the end. Turn right onto Windermere Road and the second turning right onto Ingleborough view, finding number 12 on the corner to the left.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 19' 5" x 10' 10" (5.92m x 3.3m)

Kitchen 13' 1" x 10' 7" (3.99m x 3.23m)

Bedroom One 15' 2" x 9' 8" (4.62m x 2.95m)

Bedroom Two 11' 9" x 8' 8" (3.58m x 2.64m)

Bedroom Three 9' 8" x 6' 5" (2.95m x 1.96m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band A. Lancaster City Council.

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 Carnforth Office



Bedroom One



Bedroom Two



Bedroom Three

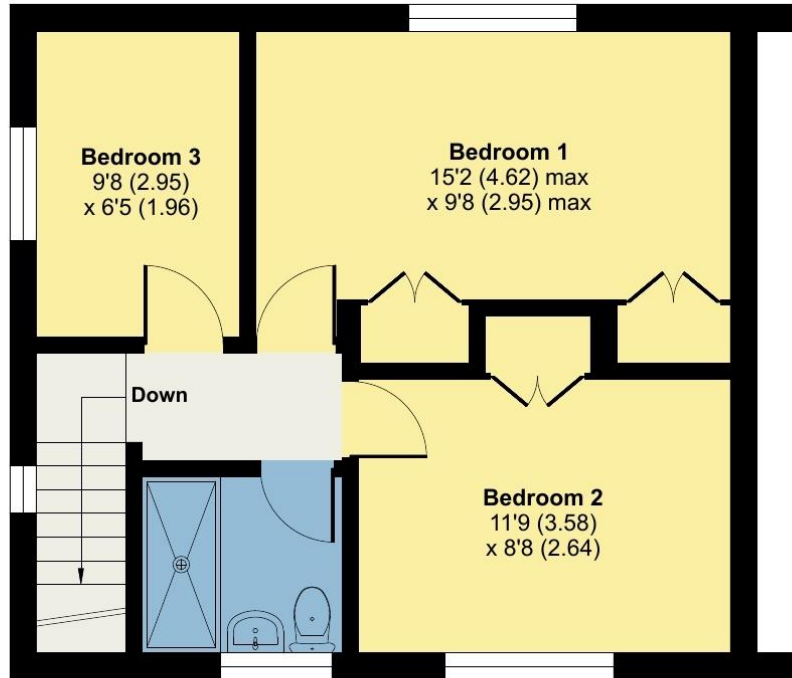
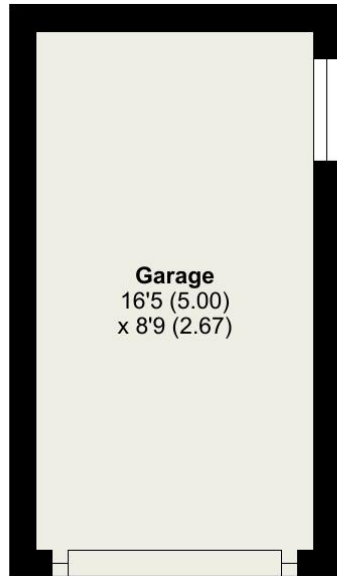


Side Aspect

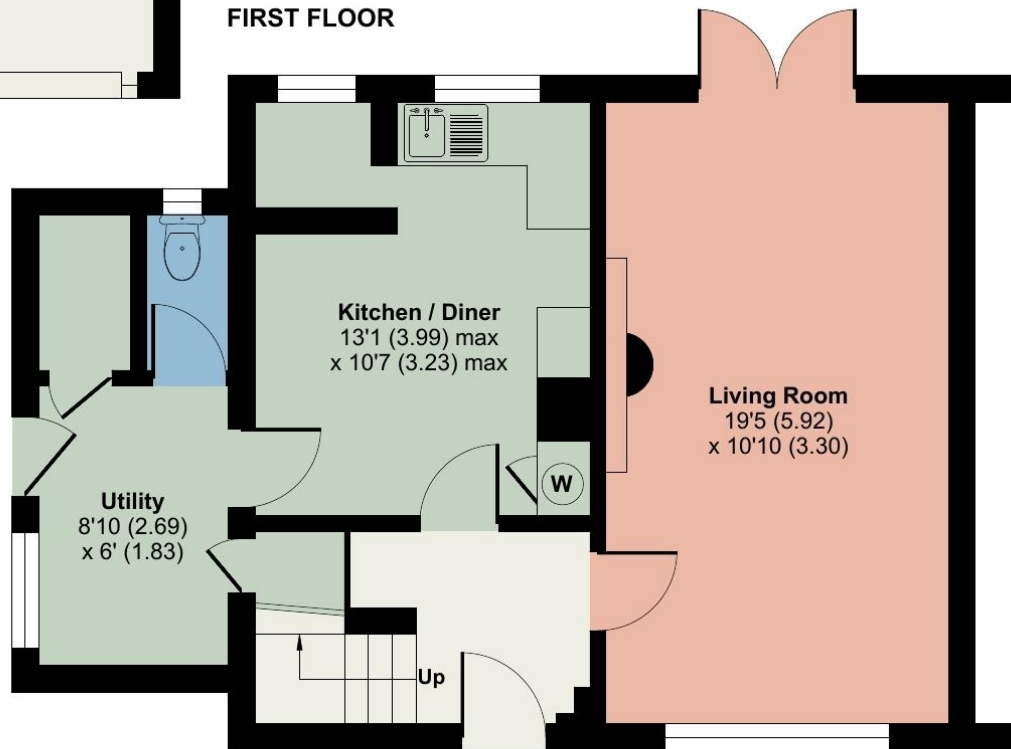
Ingleborough View, Carnforth, LA5

Approximate Area = 1115 sq ft / 103.6 sq m (includes garage)

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). © nchecon 2023. Produced for Hackney & Leigh. REF: 976606

A thought from the owners...

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