



Carnforth

£230,000

17 Longacre Close, Carnforth, Lancashire, LA5 9EN

Situated in the popular Carnforth area of Crag Bank, this traditional semi detached true bungalow is perfect for those looking to downsize, this property is light, bright and airy, with two good sized double bedrooms, detached garage and off street parking and easy to maintain wrap around patio gardens this property could make your perfect next home.

Longacre Close is conveniently located to nearby local amenities and is just a few minutes walk to the main route bus stop, the M6 Motorway and Carnforth Train Station are also within easy reach as is the Lancaster canal and Shore for lovely scenic walks.

Quick Overview

- Semi Detached True Bungalow
- Two Double Bedrooms
- Modern Shower Room
- Kitchen Diner And Sun Room
- Wrap Around Patio Gardens
- No Onward Chain
- Detached Garage And Driveway
- Popular Residential Location
- Close To Local Amenities
- Ultrafast Broadband 1000Mbps*



2



1



1



E



Ultrafast
Broadband

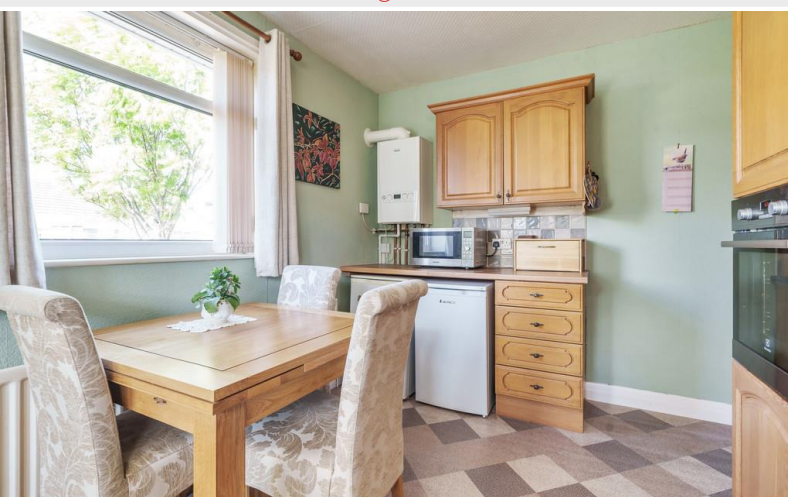


Garage And
Driveway

Property Reference: C2298



Living Room



Kitchen Diner



Kitchen Diner



Sun Room

Location Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, schools, supermarkets, railway station and access to the M6. All of these within easy reach of 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 and Longacre Close is the second left turn, the property can be located by our For Sale sign.

Property Overview Stepping into 17 Longacre you are taken into the entrance hall which provides access to all the well proportioned rooms.

Off to the right of the hallway you will find the living room which is bright, airy and filled with natural day light with three windows providing dual aspect looking over the front and side patio.

To the rear of the property you will find the kitchen diner, which has a range of wall and base units with complementary worksurfaces, one and a half bowl stainless steel sink unit and appliances including an Indesit electric hob and Electrolux oven with space for an undercounter fridge and freezer and also plumbing for a washing machine.

From the kitchen you step into a sunroom which leads to a covered porch and out into the rear garden.

From the hallway to the left you will find two spacious double bedrooms both having ample space for bed, wardrobes and further furniture, both are filled with light benefitting from having large windows, bedroom one overlooking the front garden and bedroom two the rear patio.

The bathroom to the rear of the home is modern with a large walk-in shower with rain dance shower head, a low level W.C and hand wash basin with vanity unit.



Bedroom Two



Bedroom One



Bathroom



Front Garden



Rear Patio



Rear Patio

Outside Enjoy the outdoors with this low maintenance wrap-around garden. To the front and side there is a patio area, paving and decorative slate chippings and a variety of mature trees, shrubs and plants including lavender and hydrangea and the rear is block paved from the porch area stepping up to a patio with handy shed for storage and access into the garage. This spacious outdoor area allows you to soak up the sun and enjoy al fresco dining.

Parking This property provides the convenience of a garage with up and over electric door and additional parking space on the driveway.

What3Words ///crib.caressed.ripples

Accommodation (with approximate dimensions)

Living Room 14' 11" x 10' 10" (4.55m x 3.3m)

Bedroom One 12' 8" x 11' 1" (3.86m x 3.38m)

Bedroom Two 12' 7" x 9' 11" (3.84m x 3.02m)

Bathroom 8' 1" x 6' 3" (2.46m x 1.91m)

Kitchen 12' 7" x 9' 2" (3.84m x 2.79m)

Sun Room 9' 11" x 4' 9" (3.02m x 1.45m)

Property Information

Services Mains Electric, Mains Gas, Mains Water and Mains Drainage

Council Tax Band C - Lancaster City Council

Tenure Freehold.

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



Living Room



Side Patio



Garage And Driveway



2023 Ordnance Survey Map 01107310

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Duncan Penny

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jothompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



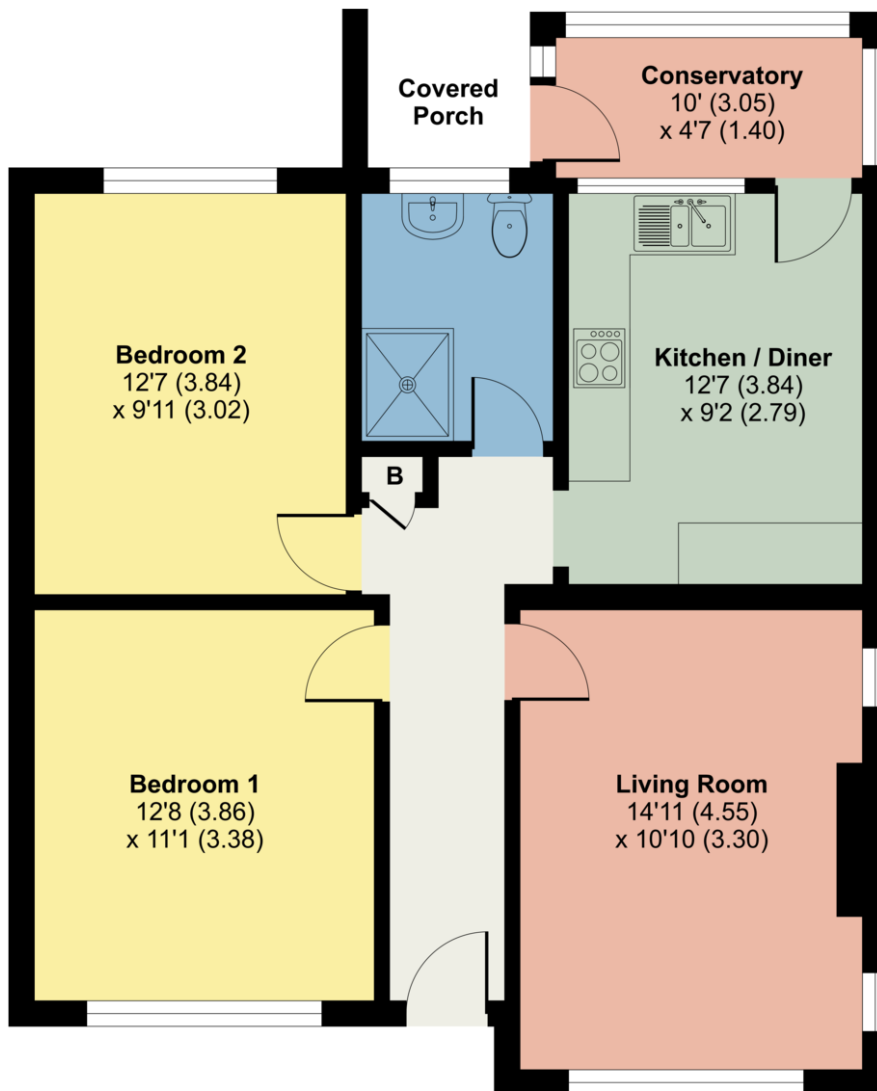
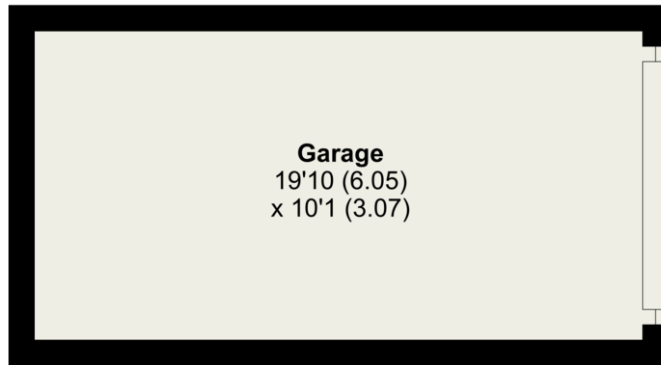
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Longacre Close, Carnforth, LA5

Approximate Area = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



GROUND FLOOR

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/06/2023.

Request a Viewing Online or Call 01524 737727