



Warton Road

£135,000

4 Eldrams Meadow, Warton Road, Carnforth, Lancashire, LA5 9HW

4 Eldrams Meadows offers an ideal first time buy or investment property, with two bedrooms, off road parking and downstairs W.C. Located within close proximity to the town of Carnforth with local amenities and transportation links on the door step.

Modern open plan living spaces, good sized bedrooms and easy to maintain garden and certainly not one to miss!

Quick Overview

- Two Bedroom Modern House
- Two Good-Sized Bedrooms
- Off Road Parking
- Walking Distance to Railway Station and Close To The M6
- No Onward Chain
- Ideal First Time Buy or Investment
- Easy Access to M6
- Easy Maintenance Patio Garden
- Close to Local Amenities
- Superfast 20Mbps Available*



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Off Road
Parking



Superfast
Broadband

Property Reference: C2239



Living Room



Kitchen



Dining/Living Room



Bedroom Two

Property Overview Approaching the property from the rear through the patio doors into a spacious open plan Kitchen/Dining/Living space.

The kitchen area is fitted with a range of wall and base units with complementary worksurfaces and stainless steel sink unit and drainer. Fitted appliances include Stoves New Home electric oven with 4 ring gas hob and extractor hood over, integrated fridge/freezer and Montpellier washing machine. The dining area has space for dining table and chairs with plenty of natural light from the patio doors. The living space features an handy under stairs storage cupboard and opens up to the front entrance hallway. The downstairs W.C., is fitted with a pedestal hand wash basin, low level W.C. and complementary tiling.

To the first floor are two good sized double bedrooms with bedroom two having the added benefit of a built in wardrobe equipped with hanging rail. The family bathroom features electric shower with shower screen over the family bath, pedestal hand wash basin and W.C., heated towel rail and shaver point.

Patio and Parking To the rear of the property there is a paved garden with a block paved driveway, providing off road parking, space for seating and potted plants and an outdoor tap.

Accommodation (with approximate dimensions)

Kitchen 14' 8" x 8' 0" (4.47m x 2.44m)

Living Room 17' 1" x 14' 8" (5.21m x 4.47m)

Bedroom One 11' 6" x 7' 7" (3.51m x 2.31m)

Bedroom Two 11' 4" x 7' 11" (3.45m x 2.41m)

Investment Opportunity If you were to purchase this property for residential lettings we estimate it has the potential to achieve £550 - £650 per calendar month. For further information and our terms and conditions please contact our Carnforth Office.

Property Information

What3words - [///bead.kilowatt.spot](https://www.what3words.com/#!/bead.kilowatt.spot)

Location From the Hackney & Leigh Office turn left and leave Carnforth towards Warton. After travelling over a humpback bridge, the property is situated on the left hand side on the brow of the hill. The property can be located by our For Sale sign. Parking is accessed to the rear of the property, by taking the right turning onto Rupert Street and immediately left into Eldrams Meadow.

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 Kelleys Farmers Market is a must see attraction, held on the second Sunday of every month at the Village Hall. Other amenities such as Tesco supermarket, Aldi and Booths are within a mile of the property.

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

Council Tax Band B - Lancaster City Council.

Tenure Freehold.

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.



Living Room



Bedroom One



Bathroom

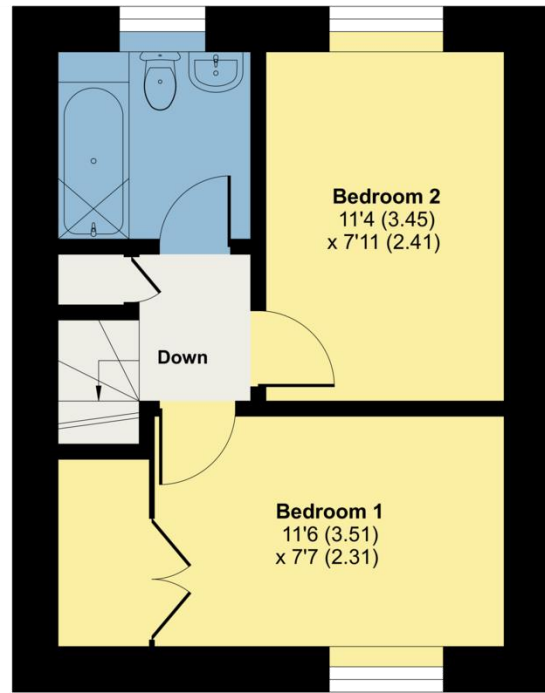
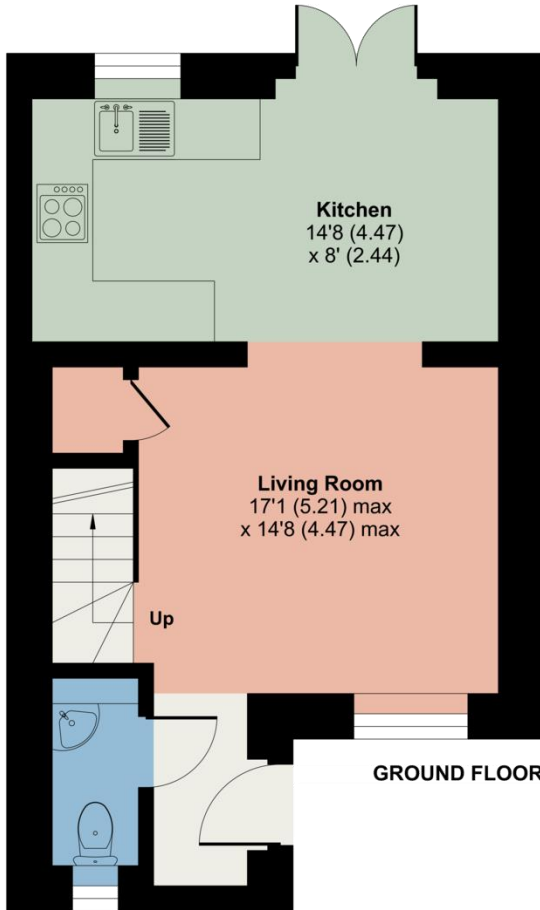


Garden

Warton Road, Carnforth, LA5

Approximate Area = 618 sq ft / 57 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 915975

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