



Warton Road

£162,000

3 Eldrams Meadow, Warton Road, Carnforth, LA5 9HW

Conveniently located, 3 Eldrams Meadow would make a perfect investment, downsize or a first time buyers home.

Located close to the market town of Carnforth which has ample local amenities, primary and secondary schools and great commuter links.

With the benefit of semi open plan living space, two double bedrooms, off road parking and a sunny patio garden this property is sure to entice.

Quick Overview

Mews Style Mid-Terrace Property

Two Double Bedrooms

Open Plan Living Area

Easy To Maintain Patio Garden

Off Street Parking

Ideal Investment Property

Sought After Location

Walking Distance To Local Amenities

Close to Commuter Links Via M6 And Railway

Superfast 80Mbps Available*



2



2



1



C



Superfast
Broadband



Off Street
Parking

Property Reference: C2297



Kitchen



Kitchen



Living Room



Kitchen

Location Located in Millhead, you'll enjoy the best of both worlds - a peaceful neighborhood setting combined with proximity to local amenities. Whether you're seeking a tranquil evening stroll or convenient access to shops and restaurants, this location has it all.

From the Hackney & Leigh Office turn left and leave Carnforth towards Warton. After travelling over a humpback bridge, the property is situated on the right hand side on the brow of the hill. The property can be located by our For Sale sign.

Parking for residents is accessed to the rear of the property, by taking the right turning onto Rupert Street and immediately left into Eldrams Meadow.

Property Overview As you step into the heart of the home from the rear patio, you'll find a kitchen diner and living room area. This semi open-plan layout allows for seamless interaction, making it perfect for entertaining guests or enjoying quality time with family.

The kitchen area has a range of wall and base units with complementary work tops and tiled splashbacks. It is equipped with stainless steel sink and drainer, Stoves four ring gas hob and eye level Indesit oven and grill, with space for a fridge, freezer and plumbed for a washing machine, there is also space for a dining table and chairs.

The Living room is to the front of the property and has a feature fireplace with stone hearth and wood mantle, there is a good sized storage cupboard under the stairs and also access from the living room to the downstairs W.C and front door.

Stairs from the living room lead you to a bright and airy family bathroom that is partially tiled with W.C, pedestal hand wash basin and bath with shower over.

Bedroom one to the front of the property is a double with ample storage space with built in wardrobes and a lovely outlook towards trees. Bedroom two is to the rear and is again a double with room for freestanding furniture.

Don't miss the opportunity to make this house your home.



Living Room



Kitchen



Bedroom Two



Bathroom



Bedroom One



Bedroom One

Outside Externally to the rear of Eldrams Meadow there is a low maintenance patio area with plenty of space for outdoor furniture and potted plants, a perfect space for summer days, also a block paved driveway provides off street parking.

Parking Private driveway provides parking for one vehicle.

What3Words [///submit.repeat.sublime](https://www.what3words.com/submit.repeat.sublime)

Accommodation (with approximate dimensions)

Kitchen 14' 9" x 8' 0" (4.5m x 2.44m)

Living Room 12' 2" x 10' 9" (3.71m x 3.28m)

Bathroom

Bedroom One 11' 4" x 8' 0" (3.45m x 2.44m)

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

Property Information

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.

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

Council Tax Band B – 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



Kitchen





Off Road Parking



3 Eldrams Meadow

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
jthompson@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



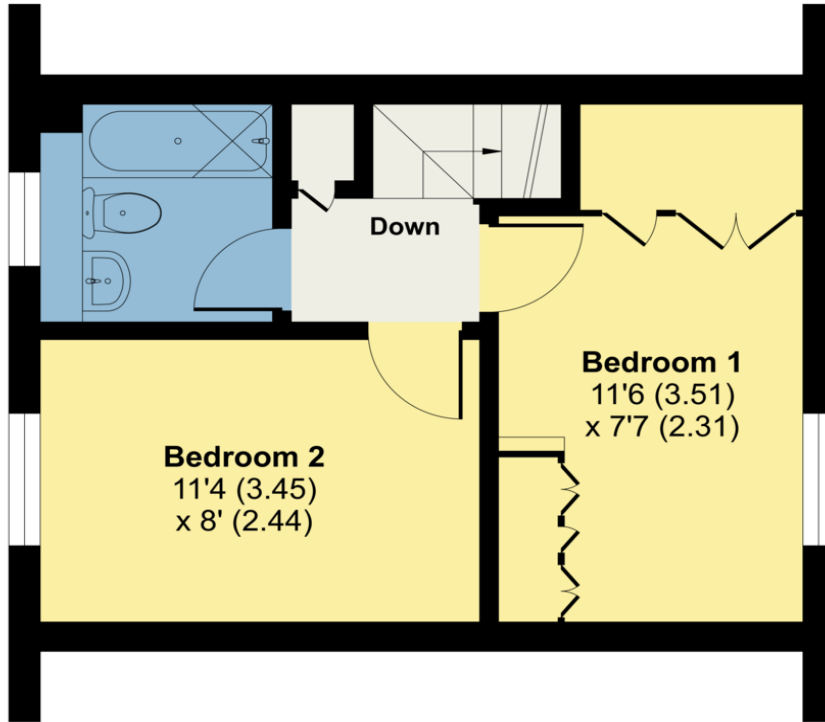
Can we save you money on your **mortgage**? Call us on: 01539 792033

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

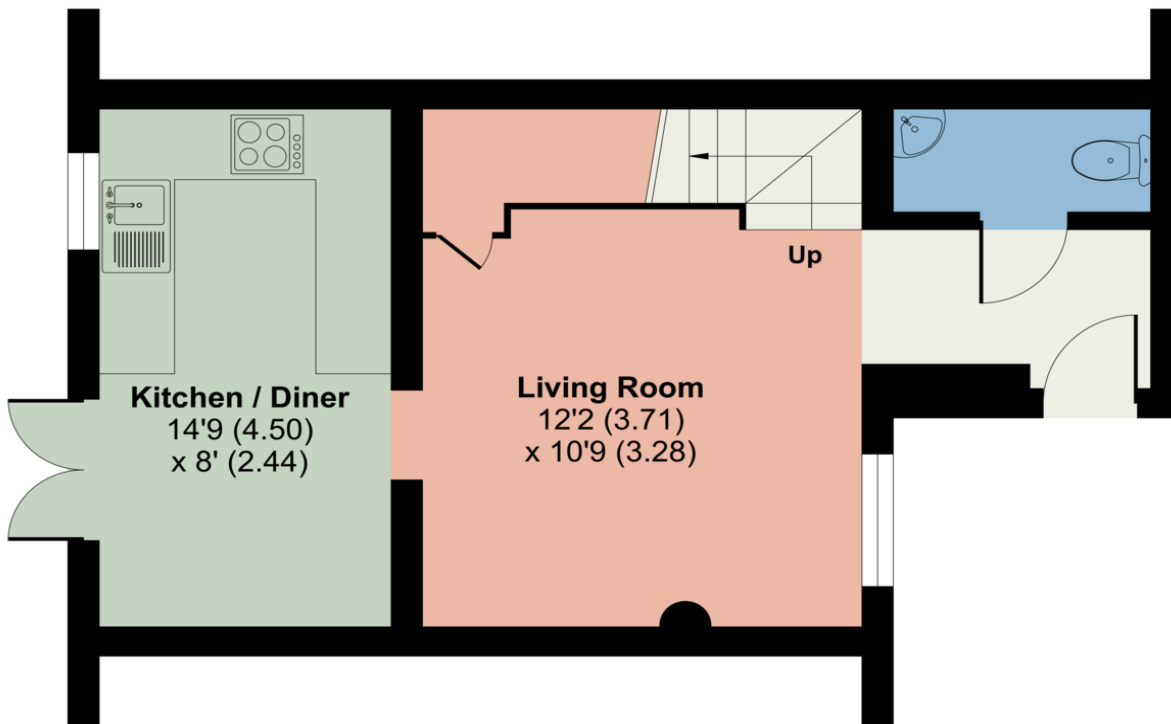
Eldrams Meadow, Warton Road, Carnforth, LA5

Approximate Area = 655 sq ft / 60.8 sq m

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). © nichecom 2023. Produced for Hackney & Leigh. REF: 991148

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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 02/06/2023.

Request a Viewing Online or Call 01524 737727