



# Carnforth

£225,000

106 Lancaster Road, Carnforth, LA5 9EA

Well presented two bedroom Victorian period terrace boasting two reception rooms, modern kitchen with separate utility, downstairs W.C, garage and a divorced rear garden! Situated in the desirable area of Carnforth, close to the Lancaster Canal and the town centre amenities. Offering generous accommodation throughout 106 Lancaster Road is a superb first time buy or family home.

## Quick Overview

- Two Bedroom Victorian Terrace
- Perfect Family Home or First Time Buy
- Popular Location in Carnforth, Close to Town Centre
- Modern Kitchen with Separate Utility
- Well Presented Detached Rear Garden
- Converted Loft Room
- Generous Cellar Room
- Stylish, Contemporary Four Piece Bathroom Suite
- Easy Access to M6 Motorway & Carnforth Train Station
- Ultrafast 1000Mbps Broadband Available\*



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2



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Ultrafast  
1000Mbps



Off Street Parking  
& Detached  
Garage

Property Reference: C2260



Living Room



Dining Room



Kitchen



Utility

## Property Overview

Upon entrance to the property, you step into the welcoming hallway, which in turn leads through into the light and airy first reception room which can also be utilised as a spacious dining room. The warm and homely feel continues into the living room/second reception room featuring a cosy log burner, beautiful bay window and modern decoration. Access to the sleek and stylish kitchen is to the rear of the property, fitted with a range of wall and base units with contrasting wood surfaces and tiled splashback with an inset matte black sink, mixer tap, integrated dishwasher and traditional Rangemaster oven complete with extraction hood.

Leading off the kitchen you will find the utility room which is also immaculately presented and provides additional storage space, boasting plumbing for a washing machine and space for a dryer, finished with a separate handy downstairs W.C. access to the rear garden is off from the utility room. Underfloor heating is a super addition to this home which can be found in the kitchen, utility and downstairs W.C. to the ground floor, and family bathroom on the first floor.

To the first floor you will find two spacious double bedrooms, each room is wonderfully presented with modern décor and have space for ample furniture. Also on the first floor you will find the stylish four piece bathroom suite comprising jacuzzi bath, separate shower, low flush WC and wash hand basin complete with tiled surround. From the first floor there is also access to the converted generously proportioned loft room which can be used for a multitude of purposes including a home office/hobby room.

The property also benefits from an easy accessible cellar which has power and light and is perfectly suited for additional storage space.

**Outside** Externally, the property offers a small garden frontage, enclosed rear yard immediately adjacent to the property with gate out to the rear access lane, a detached garage and a divorced rear garden. The fantastic rear garden offers a paved patio area - perfect for outdoor seating and dining - flower/shrub borders and a low maintenance lawned area.

**Parking** There is parking to the rear of the property and a detached garage.

## Location

Situated within walking distance of Carnforth Town Centre, nearby amenities include shops, post office, primary and secondary schools. Lancaster canal is opposite to the front elevation, with delightful walks and cycle routes along the tow path. Nearby transport links include Carnforth train station, local bus routes and access to the M6 motorway which provide links to areas further afield - making the property a perfect base for both work and leisure reasons.

From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and continue past Tesco, 106 Lancaster Road is located on the right hand side.

**What3Words** ///pulses.letter.conductor

## Accommodation with approximate dimensions

**Living Room** 14' 0" x 11' 4" (4.27m x 3.45m)

**Dining Room** 13' 1" x 10' 11" (3.99m x 3.33m)

**Kitchen** 10' x 8' 3" (3.05m x 2.51m)

**Utility** 9' 1" x 8' 3" (2.77m x 2.51m)

**Bedroom One** 14' 6" x 10' 11" (4.42m x 3.33m)

**Bedroom Two** 12' 7" x 9' 1" (3.84m x 2.77m)

**Loft Room** 14' 2" x 13' 5" (4.32m x 4.09m)

**Cellar** 14' 10" x 13' 6" (4.52m x 4.11m)

**Garage** 21' 7" x 11' 8" (6.58m x 3.56m)

## Property Information

**Services** Mains gas, mains electricity, mains water and drainage.

**Council Tax** Band - A Lancaster City Council.

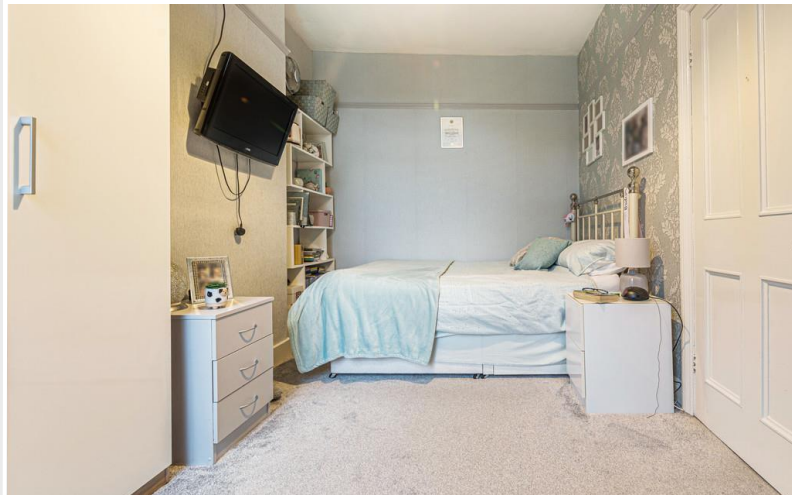
**Tenure** Freehold

**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.



Bedroom One



Bedroom Two



Loft Room



Rear Garden

# Lancaster Road, Carnforth, LA5

Approximate Area = 1559 sq ft / 144.8 sq m (includes garage)

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Total = 1622 sq ft / 150.6 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). © n7checom 2023. Produced for Hackney & Leigh. REF: 951434

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