



## Nether Kellet

£220,000

9 Bridge Road, Nether Kellet, Carnforth, Lancashire, LA6 1HH

Make your dreams come true by rejuvenating & renovating this semi detached bungalow set in the sought after village of Nether Kellet, ideal for commuting via M6, By-Pass and Rail links.

Set in a generous plot with parking, garage and ample garden space. This property has good size living spaces with fantastic potential to update, upgrade and extend (subject to the usual consents).

9 Bridge Road offers an excellent opportunity to create a beautiful home.

### Quick Overview

- Semi Detached Bungalow
- Three Double Bedrooms
- Opportunity To Update And Upgrade
- Potential to Convert Eves Space
- Generous Corner Plot
- Driveway And Garage
- Sought After Village Location
- Close Proximity To M6 And Rail Links
- No Upper Chain
- Ultrafast Broadband 1000Mbps\*



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Ultrafast  
Broadband



Garage And  
Driveway

Property Reference: C2304





Kitchen



Living Room



Bathroom



Living Room

**Location** Nether Kellet is characterized by its charming rural atmosphere and traditional English village aesthetics. It features a mix of historic buildings and newer residential properties, giving it a blend of old-world charm and modern living. The village is home to a close-knit community, where residents often engage in various social and community activities.

Nature enthusiasts will appreciate the beautiful landscapes surrounding Nether Kellet. The village is encompassed by lush green fields, rolling hills, and meandering streams, providing opportunities for leisurely walks, hikes, and exploring the outdoors. The picturesque countryside also offers fantastic views and photo opportunities.

While Nether Kellet is a small village, it offers a range of amenities to its residents. These include a local pub, a village hall, and a church. The village hall serves as a gathering place for community events, meetings, and celebrations.

**Property Overview** Introducing a Charming Semi-Detached Bungalow with Endless Potential!

Discover the perfect blend of comfort, versatility, and opportunity with this delightful home located in the tranquil village of Nether Kellet. Offering a peaceful and idyllic lifestyle, this property presents an ideal opportunity for those seeking a spacious and adaptable home.

Step into the property through the conservatory and into the kitchen with a range of wall and base units, complementing worktops and space for appliances, through to the living room there is a feature gas fire and surround and a large window allowing lots of natural light to flood in making it bright and airy.

From the hallway the bathroom is central to the home and has a bath with over head shower, low flush w/c and handwash basin vanity unit.

This bungalow boasts three well-appointed bedrooms, two on the ground floor with views over the garden and one upstairs providing ample space for family members or guests to enjoy their own private sanctuary.

But that's not all - this bungalow also offers the potential to create additional rooms in the large eaves space subject to relevant planning and consents. Imagine transforming this area into a cozy study, a playroom for the little ones, or simply additional bedrooms.

The possibilities are endless, and the choice is yours to make this home truly your own.

Don't miss the chance to transform this semi-detached bungalow into your dream home. Whether you are seeking a comfortable family residence or a versatile space for your evolving needs, this property offers the flexibility and potential to accommodate your vision.





Living Room



Kitchen





Bedroom Three



Bedroom Two



Bedroom One



Bedroom One

**Outside** As you venture outside, be captivated by the generous garden that awaits you. This expansive outdoor space offers endless opportunities for leisure and recreation. Whether you envision hosting vibrant garden parties, cultivating a bountiful vegetable patch, or simply basking in the serenity of nature, this garden is your canvas to create your own personal oasis.

**Directions** From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Go straight ahead at the traffic lights and follow that road out of Carnforth. Pass the High School on your left, and take the right hand turning onto Back Lane (signposted to Nether Kellet). Proceed along the road for just over a mile until you come to a T Junction. Turn right at the junction, onto Main Road. Take the fourth turning on the left, onto Bridge Road, the property is situated on the left hand side and can be located by our For Sale sign.

**What3words** [///smallest.suitable.superhero](https://www.what3words.com/#!/smallest.suitable.superhero)

**Parking** Driveway and Garage available to the side of the property

**Accommodation (with approximate dimensions)**

**Porch** 6' 4" x 4' 4" (1.93m x 1.32m)

**Living Room** 15' 11" x 11' 11" (4.85m x 3.63m)

**Kitchen** 10' 4" x 6' 4" (3.15m x 1.93m)

**Bedroom One** 13' 11" x 10' 4" (4.24m x 3.15m)

**Bedroom Two** 12' 8" x 8' 11" (3.86m x 2.72m)

**Bedroom Three** 10' 5" x 9' 6" (3.18m x 2.9m)

**Eaves Storage One** 19' 2" x 12' 5" (5.84m x 3.78m)

**Eaves Storage Two** 19' 2" x 12' 4" (5.84m x 3.76m)

**Property Information**

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

**Council Tax** Band D - 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





Side Garden



Generous Garden





Garage And Driveway



2023 Ordnance Survey Map 01109780

Request a Viewing Online or Call 01524 737727



## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01524 737727** or request  
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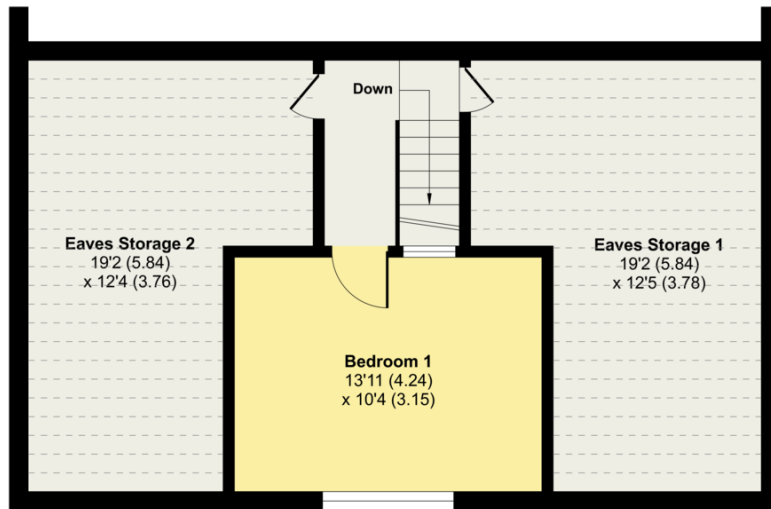
# Bridge Road, Nether Kellet, Carnforth, LA6

Approximate Area = 1339 sq ft / 124.3 sq m (includes garage)

Limited Use Area(s) = 163 sq ft / 15.1 sq m

Total = 1502 sq ft / 139.4 sq m

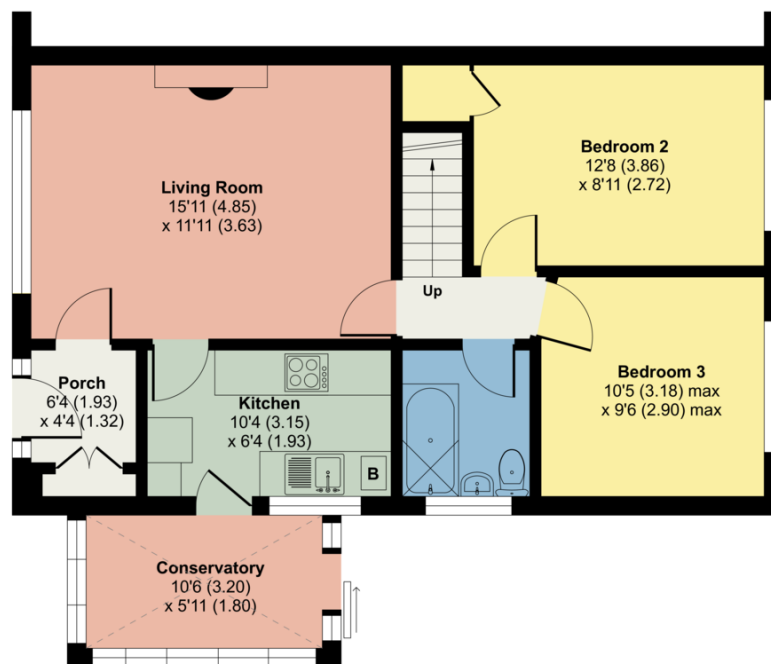
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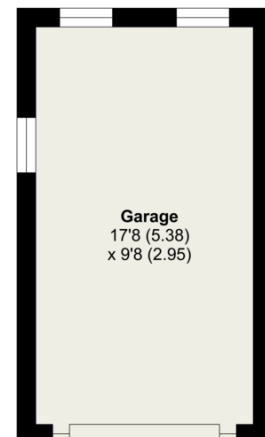
FIRST FLOOR



Denotes restricted head height



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: 993822

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