



Carnforth

£295,000

14 Redruth Drive, Carnforth, Lancashire, LA5 9TT

Situated in the popular Carnforth area of Crag Bank, this double fronted detached family home is flooded with lots of light and has a welcoming atmosphere which will be appreciated by all that view.

Well presented and boasting three bedrooms, spacious downstairs living area and well established gardens to the front and rear, and off road parking and double garage this property is not one to be missed.

Quick Overview

- Detached Three Bedroom Property
- Spacious Living Room
- Bright And Airy Conservatory
- Well Established Gardens
- Double Garage With Power And Light
- Off Street Parking
- Sought After Location
- Close To Local Amenities
- Nearby M6 And Rail Transport Links
- Ultrafast Broadband 1000Mbps*



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TBC



Ultrafast
Broadband



Double Garage
And Driveway

Property Reference: C2305



Living Room



Kitchen



Conservatory



Downstairs W/C

Location Redruth Drive 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.

Property Overview Welcome to this charming double fronted home located in the sought-after neighbourhood of Crag Bank. With its picturesque surroundings and convenient location, this house offers the perfect combination of comfort and practicality.

Step into the property, to the left of the hall you have a well-designed kitchen with a range of wall and base units, complementing worktops, tiled splashbacks and appliances including four burner gas hob, electric oven and integrated fridge, freezer and dishwasher.

From the hall you also have a convenient downstairs cloak room with WC and hand wash basin.

To the right you have a welcoming and inviting living space leading through to a well-designed conservatory which is a delightful addition, flooding the living space with natural light and providing an ideal spot for relaxation, hosting gatherings and is a perfect space to spend quality time with loved ones.

Access from the conservatory leads out to a private and secure tranquil rear garden.

Up the stairs to the three bedrooms and bathroom, bedroom three located at the top of the stairs and to the rear of the property overlooking the garden, a single in size but would also make a perfect home office space or playroom. Bedrooms one and two are at the front and both good size doubles with views over towards the play park.

The family bathroom has the benefit of a bath with overhead shower, w/c and hand wash basin, partially tiled and with a handy storage cupboard for towels and toiletries.

Don't miss the opportunity to make this house your home. With its desirable location, ample living space, and enticing features, it promises a lifestyle that perfectly blends comfort and convenience.

Outside Embrace the joy of gardening in the beautifully established garden. This outdoor oasis presents a variety of



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Living Room



Double Garage

lush greenery, fruit trees and bushes and a vegetable patch, allowing you to cultivate your own fresh produce and indulge in the satisfaction of sustainable living.

Directions From the Hackney & Leigh Office, proceed up Market Street and turn right at the traffic lights, proceed out of Carnforth centre on the A6 south, at the mini roundabout, take the turning down Longfield Drive, take the second turning on your right into Redruth Drive and then continue along the road turning right just after the play park, the property is located in the top corner of the cul-de-sac.

What3words ///spacing.tortoises.arrow

Parking Park your vehicles with ease and securely store your belongings in the spacious double garage. This practical feature provides ample room for your cars, bicycles, or other items, ensuring convenience and peace of mind. The Garage has power, light and ample storage shelving and work units.

Accommodation (with approximate dimensions)

Kitchen 8' 8" x 8' 0" (2.64m x 2.44m)

Living Room 15' 6" x 12' 4" (4.72m x 3.76m)

Conservatory/Dining Room 11' 7" x 9' 6" (3.53m x 2.9m)

Bedroom One 13' 9" x 9' 0" (4.19m x 2.74m)

Bedroom Two 10' 5" x 7' 9" (3.18m x 2.36m)

Bedroom Three 7' 4" x 6' 9" (2.24m x 2.06m)

Garage 18' 10" x 18' 7" (5.74m x 5.66m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band C - 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



Conservatory



Rear Garden



Front Garden



Rear Garden

[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 online.



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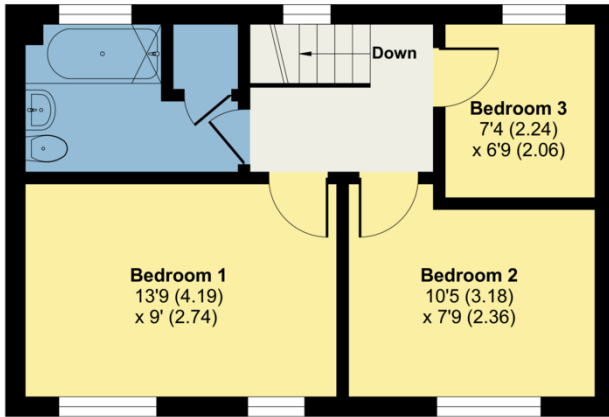
Redruth Drive, Carnforth, LA5

Approximate Area = 876 sq ft / 81.3 sq m

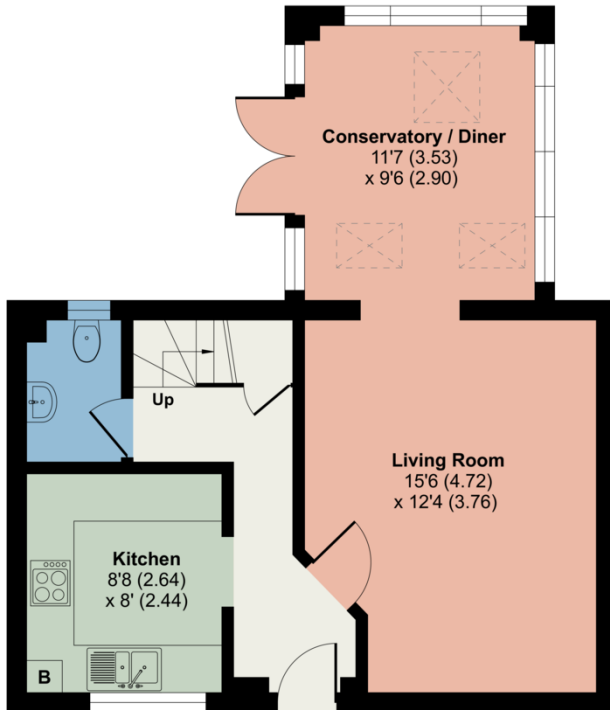
Garage = 350 sq ft / 32.5 sq m

Total = 1226 sq ft / 113.8 sq m

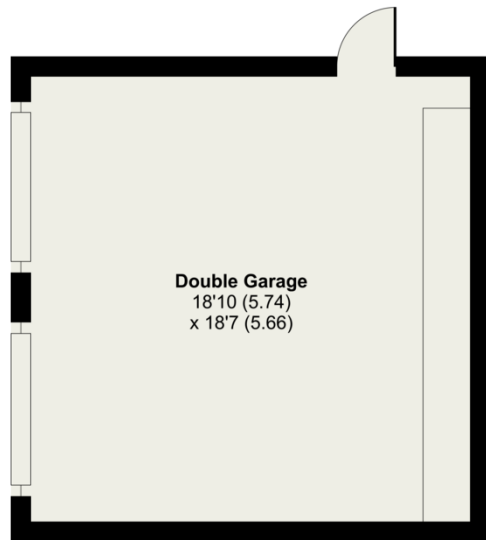
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FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 994512

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