



Carnforth

£172,000

53 Redruth Drive, Carnforth, Lancashire, LA5 9TT

This property is sold at 80% of the market value and is an affordable home.

A well-presented family home, 53 Redruth Drive has plenty to offer! Situated within the popular market town of Carnforth with great access to local amenities, schools and transport links. Offered to the market at an affordable price, this home is ideal for those looking for their first purchase or for growing families to make their own.

Enjoying three good sized bedrooms, family bathroom, spacious living room and kitchen/diner with lawn to the rear and parking fort wo, this home really is not one to miss!

Quick Overview

- Wonderful Family Home
- Three Bedrooms & Family Bathroom
- Spacious Living Areas
- Allocated Parking & Rear Garden
- Ideal for First Time Buyers & Families
- Sought After Location
- Close to Local Amenities
- Great Access for Schools & Transport Links
- Affordable Home & Local Occupancy
- Restrictions Apply
- Superfast 80* Mbps Broadband Available



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Superfast
Broadband



Off Street
Parking

Property Reference: C2309



Living Room



Living Room



Kitchen Diner



Kitchen

Property Overview Step through the door into the light and bright entrance hall, the ideal place for storing shoes and coats with cloakroom housing that all important downstairs W.C. Follow the hall way into the generous living room with front aspect window and stairs leading to the first floor. An under stairs cupboard provides great additional storage, and double glass doors lead into the kitchen/diner, where light flows effortlessly throughout.

The kitchen/diner is a fabulous space, recently modernised and well-fitted with wall and base units and complementary worktop, stainless steel sink with drainer, CDA single electric oven with induction hob and integrated fridge/freezer. There is also space for undercounter appliances, such as a washing machine/dryer or dishwasher. The room benefits from space for a dining table to enjoy meals with the family and patio doors lead to the garden.

Follow the stairs from the living room up to the first floor where you will find three bedrooms and family bathroom. Bedroom one is a spacious double with rear aspect window overlooking the garden, enjoying ample space for additional furniture. Bedroom two is also a double with window to the front aspect, a generous space with room for additional furniture while bedroom three is a single room to the front aspect. The family bathroom is a light and bright three piece suite with P shaped bath with shower over, pedestal sink with hand wash basin and W.C.

Completing the picture is the pretty rear garden with patio area for outdoor seating, the ideal area for entertaining family and friends throughout the summer months. A laid lawn provides the perfect place for children and pets to play, with a wooden shed for storing gardening tools and other essentials.

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.

Boasting perfect central location, local services such as Tesco supermarket, Aldi and Booths are within a mile, as well as Carnforth High School and a number of primary schools within walking distance, making this home the ideal place for families and those who need to commute.

What3Words [///plotting.smothered.driver](https://www.what3words.com/plotting/smothered.driver)

Accommodation (with approximate dimensions)

Ground Floor

Living Room 14' 6" x 13' 6" (4.42m x 4.11m)

Kitchen/Dining Room 14' 6" x 8' 8" (4.42m x 2.64m)

First Floor

Bedroom One 11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom Two 11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom Three 7' 10" x 7' 10" (2.39m x 2.39m)

Property Information

N.B This property is offered at 80% of the market value and is an affordable home. As such, certain conditions are attached. All prospective purchasers are required to complete an Affordable Housing application form to be assessed by the City Council Housing Services to determine whether they are a person in need of an affordable housing plea.

For more information, please contact the office.

Outside Private, enclosed rear garden with paved patio area and laid lawn with space for outdoor seating. A wooden shed provides additional storage space.

There are two allocated parking spaces.

Services Mains gas, water, drainage and electricity.

Council Tax Lancaster City Council Band B.

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



Bedroom One



Bedroom Two



Bathroom

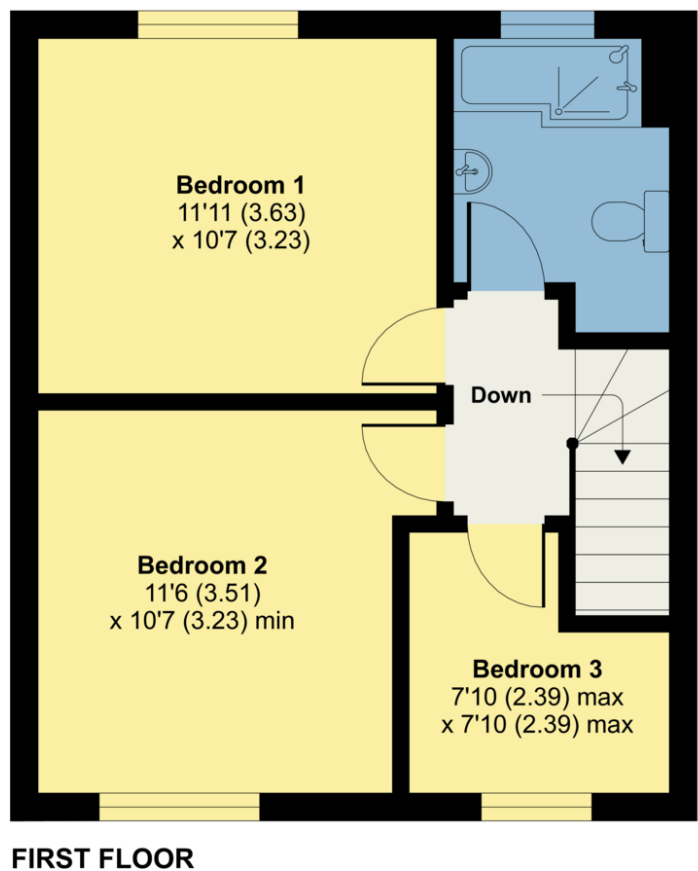
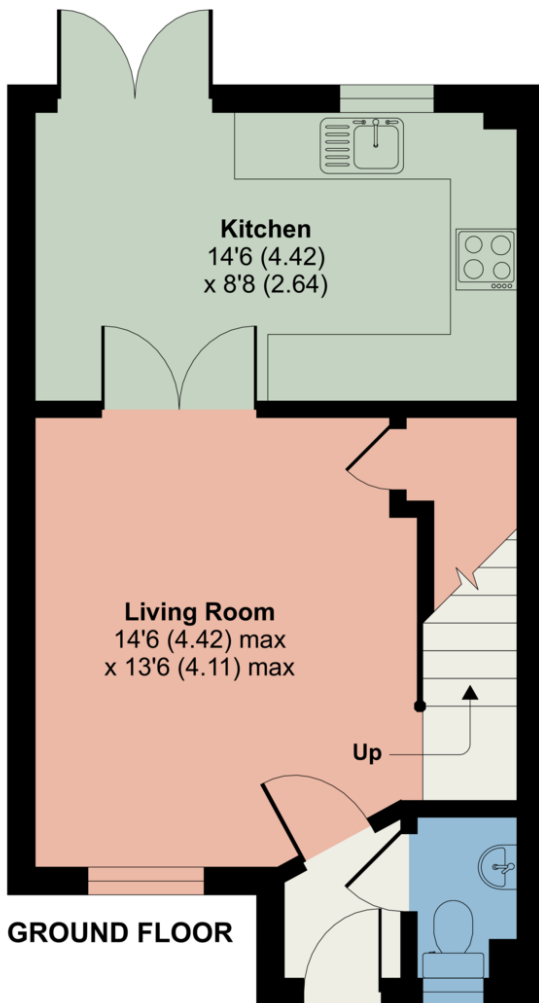


Garden

Redruth Drive, Carnforth, LA5

Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



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