



Carnforth

£305,000

89 Redruth Drive, Carnforth, Lancashire, LA5 9TT

This well presented, attractively decorated three bedroom home has plenty on offer, with an additional one bedroom annexe to the rear, currently used as an Airbnb creating a great income potential. Situated within a popular area of Crag Bank in Carnforth, 89 Redruth Drive offers great access to local schools and amenities, and is a welcoming area for a range of buyers from growing families to individuals alike.

The home itself offers a well fitted, modern kitchen, living/dining room and separate conservatory with that all important downstairs W.C. to the ground floor. The first floor holds the two double bedrooms and single room/study, along with the family bathroom.

A great addition to this home is the one bedroom annexe to the rear, a double room with en suite bathroom providing additional guest accommodation.

Quick Overview

Beautifully Presented Home

Three Bedrooms & Additional One Bedroom Annexe

– Currently used as an Airbnb

Modern Fitted Kitchen

Cosy Living/Dining Room & Separate Sun Room

Attractive Décor Throughout

Off Road Parking

Pretty Rear Garden

Situated Within a Sought After Location

Close to Local Amenities & Transport Links

Ultrafast 1000 Mbps Broadband Available



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Ultrafast
Broadband



Drive way
Parking

Property Reference: C2320



Kitchen



Living/Dining Room



Conservatory



Garden

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 Step through the door into this light and bright home, tastefully decorated throughout with comfort and practicality in mind enjoying oak wood doors and underfloor heating throughout, giving a sense of quality and taste. The welcoming entrance hall offers space for hanging coats and storing shoes in the all important cloakroom with W.C. and pedestal sink.

Follow the hallway along into the kitchen, a modern, well-fitted space with wall and base units and complementary wood effect work top, sink with drainer, tiled splash back and tiled flooring which continues throughout the ground floor. Fitted with high quality appliances, integrated appliances include a Lamona oven and grill with Neff four ring hob and extractor over, dishwasher and undercounter fridge. There is also space for an undercounter washing machine.

The real hub to this welcoming home is the immaculate living/dining room, a stylish space with room for a dining table to enjoy meals with the family and the addition of an under stairs pantry cupboard for storing essentials. With rear aspect window, this room is light and bright with a fireplace and solid stone hearth creating a great focal point, making it easy to imagine a cosy night in. Adjoining the living area is a tastefully modern conservatory, lovely and bright with double doors leading into the garden; ideal for enjoying a good book whilst soaking up the sun.

Follow the stairs to the first floor, with bedroom three to the top of the stairs, currently used as a dressing room but with great multipurpose potential, such as a child's bedroom or home office. Bedroom two is a double room to the rear of the property, overlooking the garden with space for additional furniture, and bedroom one enjoys double front aspect windows, flooded with light with ample space for a double bed and additional furniture. The family bathroom is a three piece suite with curved bath, rainfall shower head with hand held attachment, vanity sink and W.C. with complementary tiled walls and heated ladder towel radiator.

Completing the picture is the immaculately presented, self contained annexe with double bedroom and three piece en suite shower room, a stylish oasis with large walk in shower, wall hung hand wash basin and low level W.C.

Outside To the rear is a pretty rear garden, low maintenance



Annexe



Annexe



Bedroom Two



Bathroom



Bedroom Three



Bedroom One

with paved patio enclosed for privacy with planted borders, raised beds and space for outdoor seating, a great space for entertaining family and friends throughout the summer.

A garden shed, currently used as a utility for additional storage with electricity and space for a freezer and tumble drier. There is also a bin store to the side.

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. Pass the playground on your right and the property is on the left.

What3words ///navy.doctors.retailng

Parking A paved driveway providing off road parking.

Accommodation (with approximate dimensions)

Ground Floor

Kitchen 9' 11" x 8' 0" (3.02m x 2.44m)

Living/Dining Room 15' 2" x 14' 9" (4.62m x 4.5m)

Conservatory 11' 11" x 7' 7" (3.63m x 2.31m)

First Floor

Bedroom One 15' 3" x 10' 3" (4.65m x 3.12m)

Bedroom Two 8' 9" x 8' 5" (2.67m x 2.57m)

Bedroom Three 8' 2" x 6' 3" (2.49m x 1.91m)

Annexe

Bedroom 10' 11" x 8' 11" (2.67m x 1.78m)

Property Information

Services Mains gas, water, drainage and electricity.

Council Tax Lancaster City Council Band C.

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 Two



Bedroom One



Garden



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
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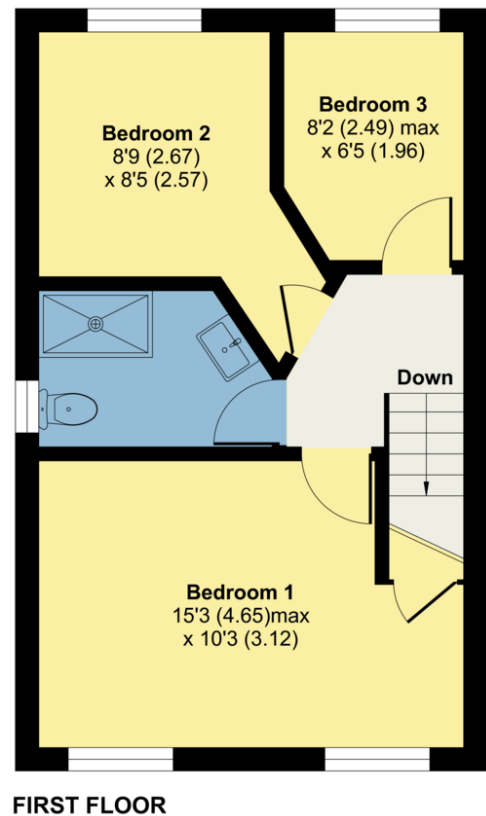
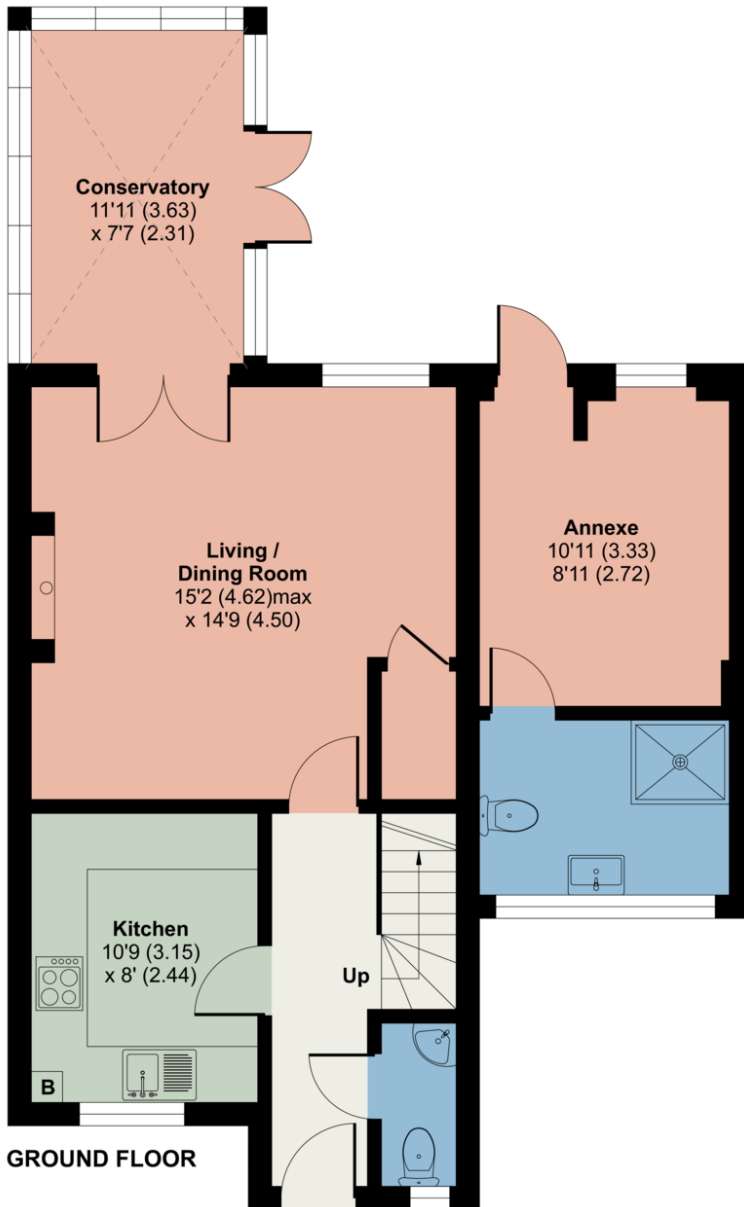
Redruth Drive, Carnforth, LA5

Approximate Area = 892 sq ft / 82.8 sq m

Annexe = 161 sq ft / 14.9 sq m

Total = 1053 sq ft / 97.8 sq m

For identification only - Not to scale



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