



## Carnforth

£250,000

127 Redruth Drive, Carnforth, Lancashire, LA5 9TT

This lovely three bedroom detached family home is nestled in the sought-after Crag Bank area of Carnforth. This well presented home boasts a spacious living room and conservatory leading out to an enclosed rear garden, perfect for relaxing in the sun and has the benefit of off-street parking and a garage.

With stylish design throughout, this property is the perfect blend of comfort and elegance and would suit a wide range of buyers. Conveniently located to nearby local amenities you are just a few minutes walk from 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.

### Quick Overview

Well Presented Family Home

Spacious Living Room

Three Bedrooms

Good Sized Conservatory

Driveway And Garage

Close To Local Amenities

Sought After Location

Great Access For Schools

Nearby M6 And Rail Transport Links

Ultrafast 1000 Mbps Broadband Available



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Ultrafast  
Broadband



Drive way And  
Garage

Property Reference: C2324





Kitchen



Living Room



Rear Garden



Conservatory

**Location** Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria and within easy reach of the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgeries, pharmacies, schools, supermarkets, and local shops it also has the bonus of having fantastic transport links via bus, rail and motorway. The property itself is also only a stones throw from the Lancaster canal for lovely scenic walks. This home really boasts a perfect location.

**Property Overview** Nestled in the serene neighbourhood, this beautifully presented family home offers stylish and modern living in a quiet cul-de-sac location with ample local amenities close by.

Step into this detached home and to the front you will find a handy downstairs cloakroom and a well-appointed kitchen overlooking the front garden. Fitted with a range of wall and base units with complementing worktops there is a built-in electric oven and four burner gas hob with a additional space for further freestanding appliances.

To the rear there is a spacious living room with feature fireplace that leads you through to a bright and airy conservatory which is a fantastic addition to the home and offers a versatile and inviting space for a dining room, relaxation, hobbies, and entertainment with patio doors leading you out into the rear garden.

Experience comfort and luxury in the three thoughtfully designed bedrooms, each providing a private retreat. With a single and small double bedroom to the rear these two rooms enjoy views over towards Warton Crag. To the front of the property the spacious double bedroom is filled with natural light from the two large windows and has a handy built in storage cupboard and ample space for further freestanding furniture.

The contemporary and elegant bathroom seamlessly blends style and functionality with a modern three piece suite with w/c, shower over bath and vanity sink unit.

This exceptional home offers a peaceful living experience in a wonderful location.

Reach out to us today to schedule a viewing and secure your next move in the heart of this sought-after neighbourhood.





Living Room



Kitchen





Bedroom Three



Bedroom One



Bedroom Two



Views

**Outside** To the front there is an attractive lawned area and a block paved driveway leading to the garage which has power, light and a utility area with plumbing for a washing machine. To the rear the garden is private and secure and wraps around to the side of the property, there is scope to design this space to suit your needs with patio, decked and lawn areas there is ample space for seating, summer BBQ's and entertaining family and friends.

**Directions** From the Hackney & Leigh Office, proceed north on Market Street and turn right at the traffic lights. Leave Carnforth on the A6 and at the mini roundabout, take the second turning on to Longfield Drive and take the second turning on your right into Redruth Drive. Continue to the end of the cul-de-sac and the property is situated on your left hand side and can be located by our For Sale sign.

**What3words** ///cemented.spare.yourself

**Parking** Enjoy the luxury of a garage and driveway, offering secure parking and extra storage space, ensuring your belongings are safe and organized.

**Accommodation with a approximate dimensions**

**Kitchen** 10' 1" x 8' 2" (3.09m x 2.49m)

**Living Room** 15' 1" x 14' 9" (4.6m x 4.5m)

**Conservatory** 12' 2" x 8' 10" (3.71m x 2.69m)

**Bedroom One** 15' 10" x 12' 8" (4.83m x 3.86m)

**Bedroom Two** 8' 3" x 8' 7" (2.51m x 2.62m)

**Bedroom Three** 8' 2" x 6' 5" (2.49m x 1.96m)

**Garage** 78' 9" x 9' 2" (24m x 2.79m)

**Property Information**

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

**Council Tax** Band C- Lancaster City Council

**Tenure** Freehold. Vacant possession upon completion.

**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



Bathroom





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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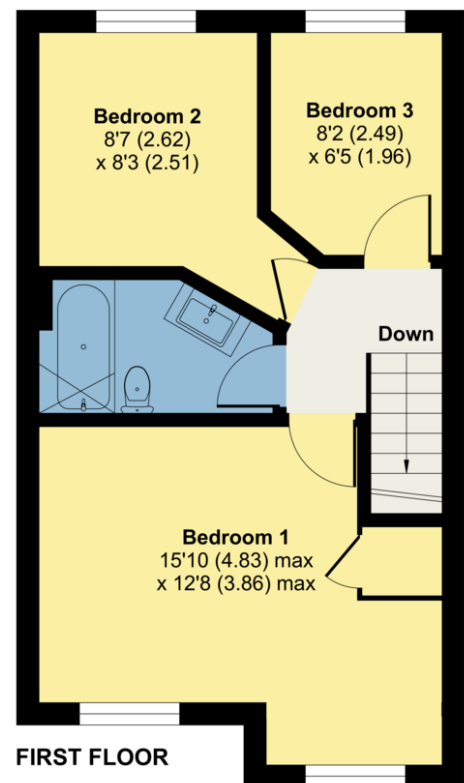
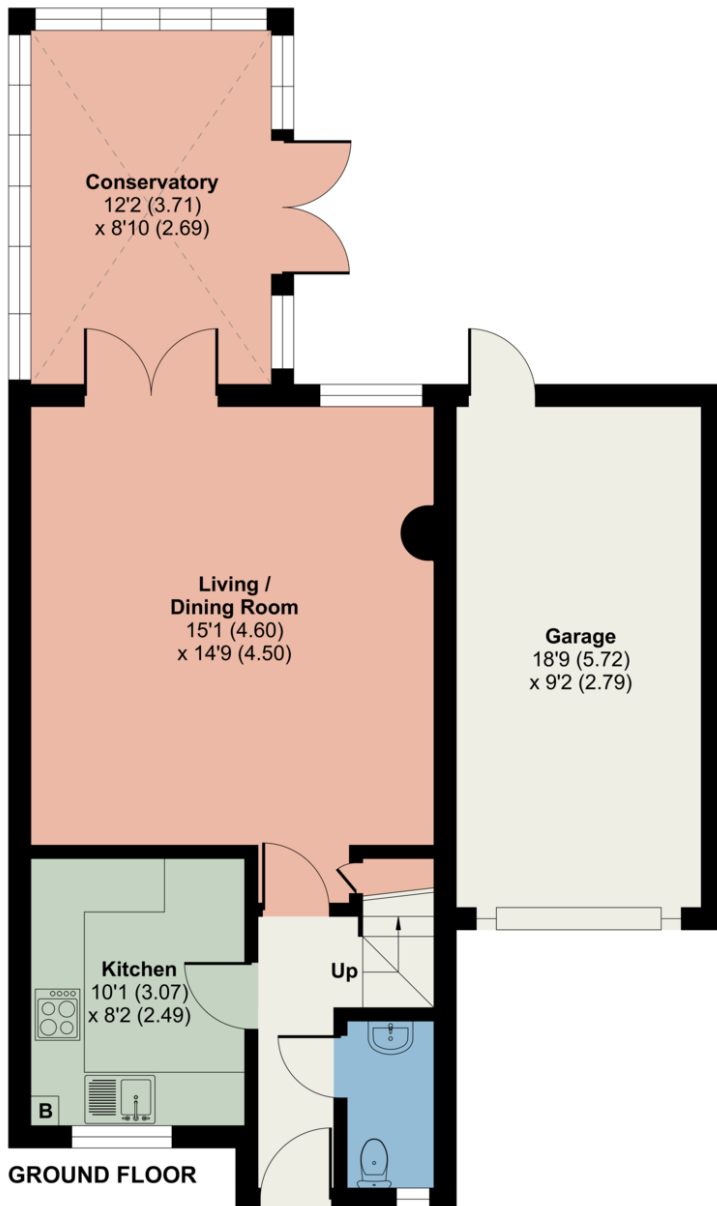
# Redruth Drive, Carnforth, LA5

Approximate Area = 951 sq ft / 88.3 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1123 sq ft / 104.2 sq m

For identification only - Not to scale



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**Request a Viewing Online or Call 01524 737727**