



## Carnforth

**£225,000**

20 Crag Bank Crescent, Carnforth, Lancashire, LA5 9EQ

Situated in the popular Carnforth area of Crag Bank, this traditional detached true bungalow is perfect for those looking to downsize, this property is light, bright and airy, with two good sized double bedrooms, detached garage and off street parking and good sized garden this property could make your perfect next home.

### Quick Overview

- Detached True Bungalow
- Two Double Bedrooms
- Modern Shower Room
- Breakfast Kitchen
- Front And Rear Gardens
- Detached Garage
- Driveway Parking
- No Onward Chain
- Popular Cul -de-Sac Location
- Ultrafast 100Mbps\* Broadband



2



1



1



D



Ultrafast  
Broadband



Driveway  
Parking

Property Reference: C2249



Living Room



Bedroom One



Bedroom Two

**Location** Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the beautiful Lake District National Park.

Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, schools, supermarkets, railway station and access to the M6. All of these within easy reach of the property, boasting a perfect central location.

Crag Bank Crescent 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** Stepping into 20 Crag Bank Crescent into the bright and airy hallway you have access to all the well-appointed rooms, the spacious living room to the front is perfect for cozy evenings with loved ones or entertaining guests. Natural light streams in through large windows, creating a warm and inviting atmosphere,

The kitchen has a range of wall and base units with complementing worktops and tiling with space for appliances and access leads out to the garden from here.

The bedrooms are both double in size and are light and bright, both bedrooms have the added benefit of built in wardrobes providing you with an efficient storage solution, perfect for keep your belongings organized and easily accessible.

The family bathroom is a modern three-piece suite with shower, w/c and hand wash basin with vanity unit.

This true bungalow is a real gem in the sought-after location of Crag Bank set in a serene setting and now just waiting for the next lucky homeowner to put their stamp on it and make it their own, and is perfect for couples, small families, or retirees alike.

Don't miss the chance to create your own story within these four walls and make this house your forever home.

**Outside** To the front of the property there is a block paved patio and driveway and to the rear there is a mix of lawn and tiered patio areas perfect for green fingered enthusiasts hosting barbecues, or simply unwinding in the tranquil outdoors, the garden has a lovely variety of mature trees, shrubs and plants.



Kitchen



Living Room



Bathroom



Bedroom Two



Bedroom One



Garage

**Parking** This property provides the convenience of off road parking on the driveway.

**Directions** From the Hackney and Leigh Carnforth office, turn right and proceed north on Market Street. At the traffic lights, turn right onto Lancaster Road and follow the road out of Carnforth A6 heading south.

At the mini roundabout, head straight over and take the next turning on your right onto Crag Bank Road , take the second turning left on to Crag Bank Crescent. follow the road round to the end of the Cul-de-Sac and the property can be located on the right hand side by our For Sale sign.

**What3Words** ///dusted.telephone.spoons

**Accommodation (with approximate dimensions)**

**Kitchen/Breakfast Room** 11' 9" x 10' 6" (3.58m x 3.2m)

**Living Room** 15' 7" x 11' 9" (4.75m x 3.58m)

**Bedroom One** 11' 10" x 10' 7" (3.61m x 3.23m)

**Bedroom Two** 11' 11" x 9' 11" (3.63m x 3.02m)

**Garage** 19' 4" x 9' 7" (5.89m x 2.92m)

**Property Information**

**Services** Mains Electric, Mains Gas, Mains Water and Mains Drainage

**Council Tax** 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



Gardens



Gardens



Garden



Ordnance Survey 00697953

Request a Viewing Online or Call 01524 737727

# Meet the Team

## Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727  
Mobile: 07464 545687  
laurahizzard@hackney-leigh.co.uk



## Keira Brown

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Kirsty Roberts

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Duncan Penny

Viewing Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Alan Yates

Viewing Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Jo Thompson

Lettings Manager

Tel: 01539 792035  
Mobile: 07779 771146  
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: [carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)

# 20 Crag Bank Crescent, Carnforth, LA5

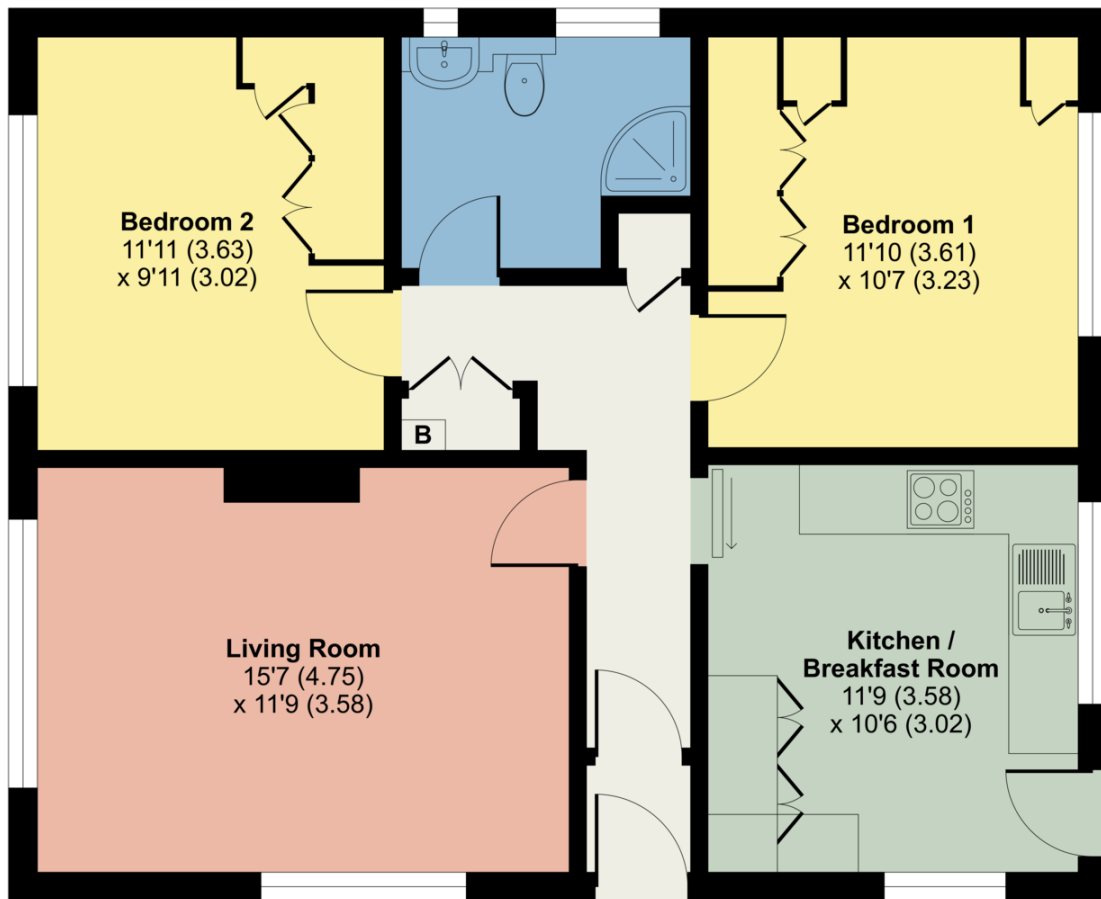
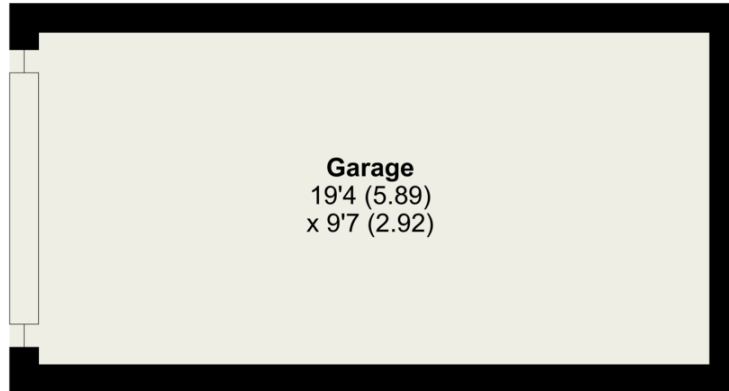


Approximate Area = 723 sq ft / 67.1 sq m

Garage = 185 sq ft / 17.2 sq m

Total = 908 sq ft / 84.3 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hackney & Leigh. REF: 1043340

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/10/2023.

Request a Viewing Online or Call 01524 737727