



Carnforth

£185,000

24 Lancaster Road, Carnforth, Lancashire, LA5 9LD

Situated in the market town of Carnforth this well-presented Victorian terrace must be seen to be appreciated.

Boasting generous living space, balcony garden, three double bedrooms and a large cellar room with scope to make additional living space and the added benefit of having off street parking to the rear.

This is a superb first time buy, family home or investment opportunity.

Quick Overview

- Traditional Terraced Home
- Large Open Plan Living/Dining Room
- Sun Trap Balcony Garden
- Three Double Bedrooms
- Perfect Family Home Or Investment
- Off Street Parking For Two Vehicles
- Large Cellar With Utility Area
- Sought After Central Location
- Close To Local Amenities And Transport Links
- Superfast 80Mbps Broadband*



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Superfast
Broadband



Off Street
Parking

Property Reference: C2254



Hallway



Living Room



Kitchen



Balcony Garden

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 close to local primary and secondary schools and is also only a stones throw from the Lancaster canal for lovely scenic walks. This home really boasts a perfect central location.

Property Overview Welcome to this spacious three bedroom home. Stepping into the hallway, you are greeted by a large open plan living and dining room, complete with built in shelving, feature fire place and a large bay window that fills the space with natural light and a perfect space for spending time with family and friends, from here, you flow into the bright and modern kitchen which means entertaining guests is a seamless experience, the kitchen benefits from a range of wall and base units, complementing worktops and tiling and space for appliances, the large window allows light to flow through and overlooks the charming balcony garden.

One of the highlights of this property is the cellar, which is incredibly spacious and versatile. Currently used as a store room and utility area, it has the potential to be transformed into additional living space or could be used as office space or even a workshop (subject to relevant consents).

The cellar also provides convenient access to the rear of the property, where you'll find the added bonus of off-street parking but could be transformed into additional outdoor garden space if desired.

Moving up to the first floor, you'll discover a large modern bathroom with a four-piece suite including a separate bath and shower cubicle, a w/c, and a handwash basin with a vanity unit. Two of the well appointed bedrooms are on this floor with bedroom three being a good sized double room located at the rear of the property and bedroom two is situated at the front of the home and being a spacious double room featuring built-in wardrobes for ample storage and perfect for keeping your items neat and tidy and room clutter free.

On the second floor, you'll find a handy storage cupboard on the landing, and access into bedroom one, a large bedroom with built-in wardrobe space and eaves storage. This room is a tranquil haven and offers far-reaching views from the rear window over to Morecambe Bay, Warton Crag, Farleton Knott and Cumbrian Fells, providing a peaceful and serene atmosphere.

This bedroom also has the potential to be converted back into two separate rooms which will mean there is scope for a growing family to use the space as desired.

With its spacious layout, modern amenities, central location and



Open Plan Living/Dining Room



Kitchen



Spacious Cellar



Bedroom Three



Bedroom Two



Bedroom One

off street parking, this property is the perfect place for the next lucky owner to call home.

Outside To the front of the property there is a walled frontage with mature planting and small pond, to the rear there is parking space for two cars and stepping out from the kitchen you lead onto a lovely balcony garden, a real sun trap and perfect for entertaining guests and summer BBQ's with space for outdoor furniture and pot plants you can create your own outdoor oasis to simply relax in.

Directions From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and continue towards the church, the property is directly opposite on the right hand side and off street parking is available at the rear of the property.

What3words ///crouching.shrug.attention

Parking Off Street parking for two vehicles is available to the rear of the property.

Accommodation with approximate dimensions

Open Plan Living/Dining Room 24' 10" x 12' 11" (7.57m x 3.94m)

Kitchen 11' 4" x 8' 11" (3.45m x 2.72m)

Cellar 24' 10" x 14' 9" (7.57m x 4.5m) max

Cellar Utility Area 11' 4" x 8' 6" (3.45m x 2.59m)

Cellar Store Room 9' 9" x 6' 7" (2.97m x 2.01m)

Bedroom One 21' 6" x 15' 8" (6.55m x 4.78m) max

Bedroom Two 15' 8" x 11' 3" (4.78m x 3.43m)

Bedroom Three 13' 2" x 10' 11" (4.01m x 3.33m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band B.

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.



Bathroom



Bedroom One



Views From Bedroom One



Rear Garden/Parking

Request a Viewing Online or Call 01524 737727

Meet the Team

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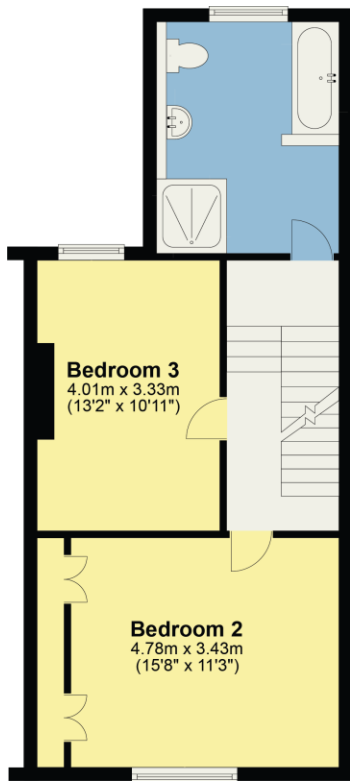


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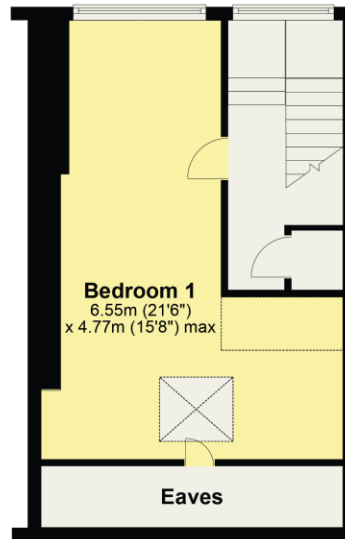


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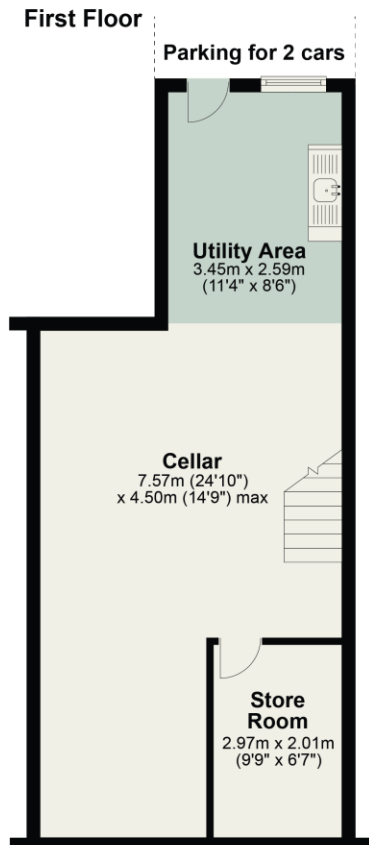
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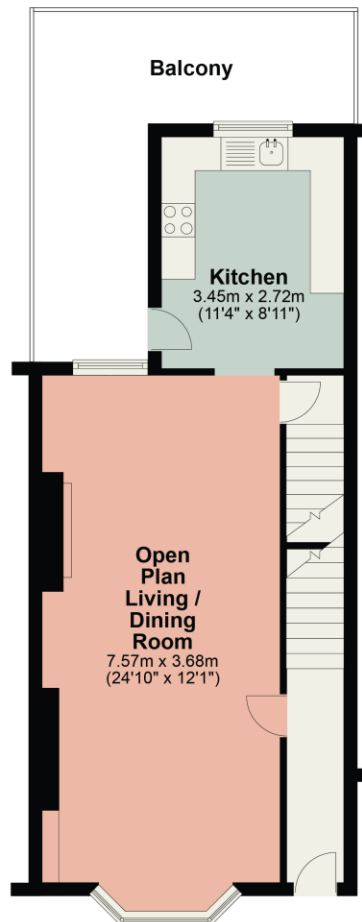
First Floor



Second Floor



Basement



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is

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