



Carnforth

£300,000

12 Crag Bank Road, Carnforth, Lancashire, LA5 9EG

Situated in the popular Carnforth area of Crag Bank, this traditional detached bungalow boasts three good sized bedrooms, a spacious kitchen diner, two bathrooms, a secure garden to the rear, and has the added benefit of a garage and off street parking.

This property is subtly modified for wheelchair accessibility. The ground floor features completely level access both front and rear via the carport with very wide doorways throughout. This home will appeal to a variety of buyers and could make your perfect next home.

Quick Overview

- Detached Bungalow
- Three Bedrooms
- Spacious Kitchen/Diner
- Two Bathrooms
- Garage And Driveway
- Enclosed Rear Garden
- Close to Local Amenities
- Nearby Transport Links
- Sought After Location
- Ultrafast 1000Mbps* Broadband Available



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Ultrafast
Broadband



Garage And
Drive way

Property Reference: C2257



Living Room



Kitchen Diner



Wet Room



Wet Room

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 Road 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 Enter from the driveway into a spacious hallway that leads into the heart of the home, a bright and inviting kitchen diner.

The kitchen overlooks the rear garden and is fitted with a wide range of wall and base units and benefits from a built-in oven, four-burner hob and extractor hood and has additional space for a washing machine and tumble dryer.

Designed with full wheelchair access and accessible cooking areas and with ample room for a dining table, this makes it perfect for a busy family to get together and spend quality time with each other and also an inviting space to spend time entertaining.

Adjacent to the kitchen, you'll find a convenient and spacious wet room with a bath, an accessible electric shower area, w/c and hand wash basin with floor to ceiling tiling.

The living room is bright and spacious, offering a cosy fireplace for those chilly evenings. It's the ideal space for entertaining guests or simply enjoying quality time together with your loved ones.

On the ground floor, you'll find bedroom two, which is currently used as an office but can easily be transformed into a comfortable bedroom. It features built-in storage, providing ample space to keep your belongings organised.

Upstairs, to the right, you'll discover bedroom one, a spacious room boasting plenty of storage, including an open wardrobe and a cupboard built into the eaves while still leaving ample room for freestanding furniture, allowing you to personalize the space to your liking.

Bedroom three is another good-sized double bedroom with a storage cupboard and a lovely view of the rear garden. It's a peaceful retreat for a good night's sleep.

Also, between these two bedrooms you have the added benefit of a second bathroom, with a shower cubicle, w/c and hand wash basin with complementary tiling, a perfect addition for a family, especially for those busy mornings or trying to relax of an evening.



Living Room



Kitchen Diner



Bedroom One



Bedroom Three



Bedroom One

Don't miss the opportunity to make this spacious three-bedroom family home in a sought-after location your own. Contact us today to arrange a viewing.

Outside To the front of the property, there is parking space for several vehicles, as well as a carport and garage, ensuring ample room for all your vehicles and storage needs.

The rear garden is secure and mostly laid to lawn, it also offers a patio area off the kitchen, with an array of mature trees, shrubs, and plants, offering privacy, with no overlooking line of sight from neighbouring properties it is the perfect outdoor space for relaxation and enjoyment.

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, the property can be located on the right hand side by our For Sale sign.

What3words ///phones.revealing.secretly

Accommodation with approximate dimensions

Kitchen/Diner 23' 10" x 10' 5" (7.26m x 3.18m)

Living Room 16' 11" x 12' 8" (5.16m x 3.86m)

Office/Bedroom Two 11' 10" x 10' 11" (3.61m x 3.33m)

Bedroom Three 10' 6" x 9' 8" (3.2m x 2.95m)

Bedroom One 16' 11" x 11' 2" (5.16m x 3.4m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band D

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 Two/Office



Garden



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
Call **01524 737727** or request online.

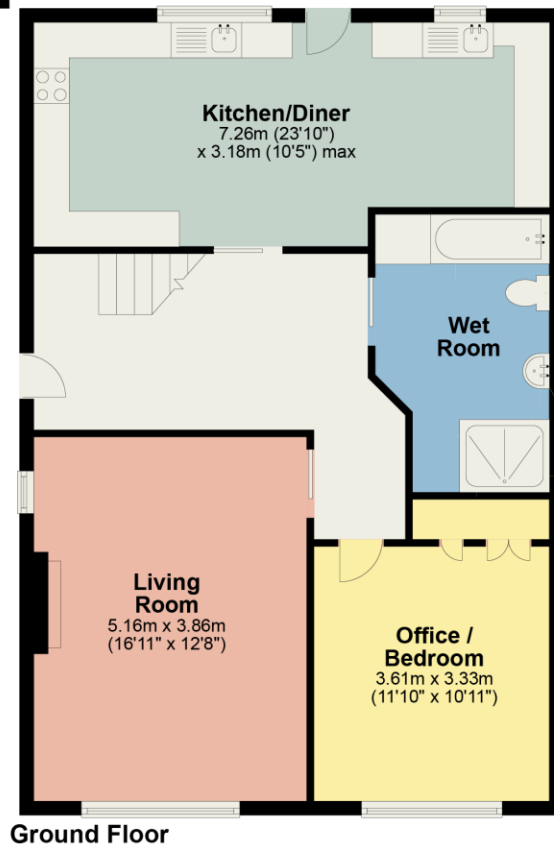
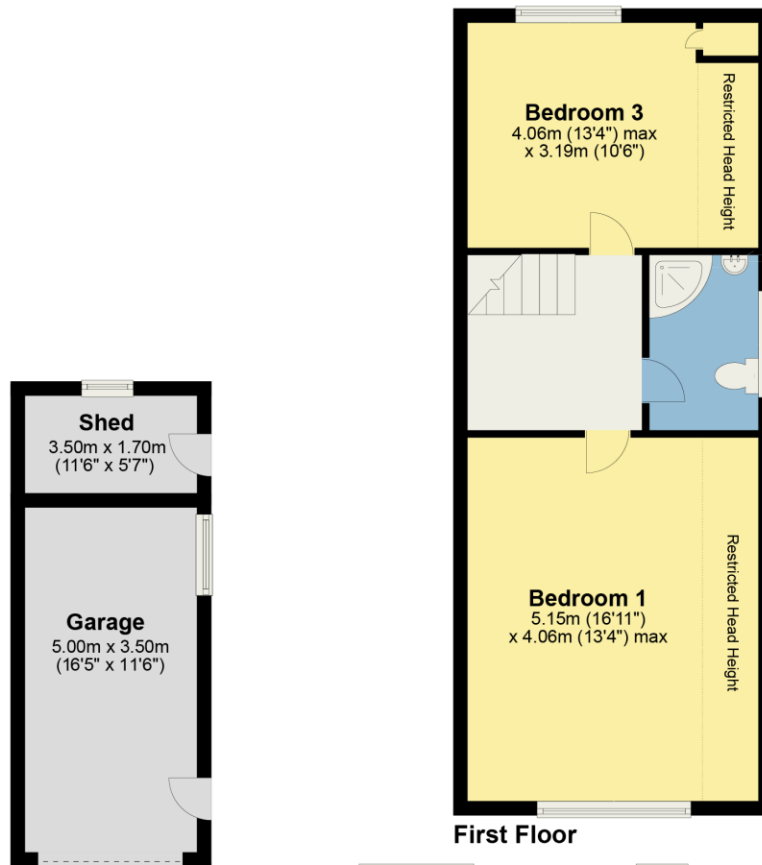


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