



## Carnforth

**£155,000**

5 West View, Carnforth, Lancashire, LA5 9HN

Calling all investors, first time buyers or those looking for a project. What an outstanding opportunity this could be. With four double bedrooms and two reception rooms this property has plenty of scope to make it your own.

Although the property would benefit from some updating and upgrading these opportunities don't come along too often, so don't delay, enquire today and take a step to putting your stamp on this spacious home.

### Quick Overview

- Four Double Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Downstairs Utility Cloakroom
- Perfect First Time Buy
- Ideal Investment Opportunity
- Primary & Secondary Schools Nearby
- Close To Local Amenities
- Nearby Fantastic Transport Links
- Superfast Broadband Available



4



4



2



D



Superfast  
Broadband



On Street  
Parking

Property Reference: C2375



Entrance Hall



Kitchen Diner



Living Room



Dining Room

**Location** Located in Millhead, you'll enjoy the best of both worlds - a peaceful neighborhood setting combined with proximity to local amenities.

For nature enthusiasts, the village of Warton is only a short walk away and offers an abundance of outdoor experiences, Warton Crag nature reserve is a short stroll, providing a vast array of walks on the doorstep.

The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

Whether you're seeking a tranquil evening stroll or convenient access to shops and restaurants, this location has it all.

**Property Overview** This property presents an exciting opportunity for those with a vision for transformation. Calling all creative minds - here's your chance to create the home you've always envisioned. Situated in the charming village of Millhead, this residence, though in need of some updating holds the promise of becoming a wonderful home.

Step into the hallway of this spacious four-bedroom home and be greeted by a convenient downstairs utility cloakroom with plumbing for a washing machine, w/c and hand wash basin, a great space for kicking off those muddy boots after a walk on Warton Crag or down to The Shore.

The hallway leads into the bright and airy kitchen diner and is fitted with a range wall and base units, providing ample storage space. Equipped with built-in oven, microwave, hob, and dishwasher.

The open layout seamlessly connects the kitchen to the dining area, creating a welcoming and sociable space, making the perfect place to entertain friends and loved ones. From the kitchen, you flow into the inviting living room, which has access out to a charming walled rear yard.

As you head upstairs to the first floor, you'll find a generous double situated to the front of the property and also a small double which boasts an en-suite shower room. This room is an incredibly versatile space and could easily be transformed into a dressing room, guest room or home office.

Additionally, there is a family bathroom on this floor, complete with a WC, shower over bath, and pedestal hand wash basin. Not to mention the ample storage cupboards off the landing keeping your living areas clutter free.

Continue up to the second floor, where you'll discover two more spacious double bedrooms. The rear bedroom offers the added luxury of an en-suite shower room.

Don't miss out on the opportunity to own this exceptionally spacious four-bedroom home and create a wonderful space that is uniquely yours



Kitchen



Living Room



**Outside** Outside, you'll find a small but charming walled yard, with more than enough room for some clever planting and a bistro set it is the perfect space for enjoying some fresh air and relaxation.

**Directions** From the Hackney & Leigh Carnforth office, turn left and leave Carnforth, passing under the railway bridge. Travel over a small hump back bridge into Millhead, taking the fourth turning on the right onto Grange View. The property is situated immediately on your left hand side and can be located by our For Sale board.

**What3words** ///perfectly.supple.jokers

**Parking** On street parking is available along Grange View and the neighbouring area.

**Accommodation with approximate dimensions**

**Kitchen Diner** 21' 8" x 11' 10" max (6.6m x 3.61m)

**Living Room** 14' 7" x 11' 4" (4.44m x 3.45m)

**Bedroom One** 12' 3" x 12' 2" max (3.73m x 3.71m)

**Bedroom Two** 12' 2" x 11' 4" (3.71m x 3.45m)

**Bedroom Three** 12' 2" x 10' 4" (3.71m x 3.15m)

**Bedroom Four** 9' 1" x 7' 9" (2.77m x 2.36m)

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

**Council Tax** Lancaster City Council -Band-B

**Tenure** Leasehold Property. 5 West View has 2 separate Leases dated 1978 of 999 years and therefore are unlikely to be compliant with current mortgage lender requirements please contact Hackney and Leigh for further detail. We understand there is no service charge and a peppercorn rent for the ground rent.

**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.

**Anti-Money Laundering Regulations (AML)**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Family Bathroom



Bedroom Four



En-Suite Shower Room



Bedroom One



Bedroom Two



Bedroom Three



Walled Rear Yard

# 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.



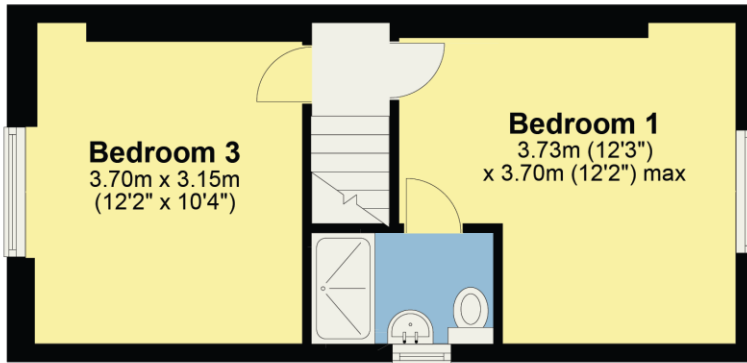
Need help with **conveyancing**? Call us on: **01539 792032**



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

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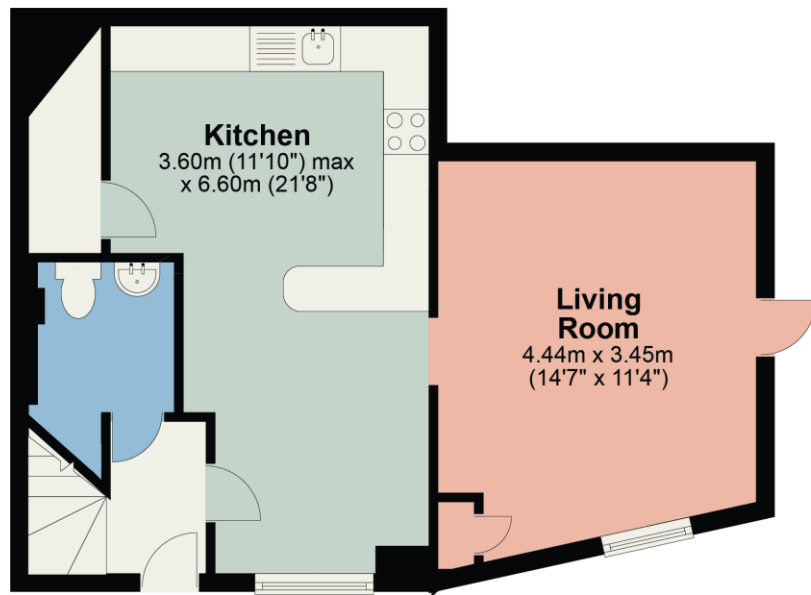
## Second Floor



## First Floor



## 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 taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: C2375

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Request a Viewing Online or Call 01524 737727