



Carnforth

£160,000

1 Queens Drive, Carnforth, Lancashire, LA5 9AE

A fantastic opportunity to purchase a three-bedroom semi-detached home set in a cul-de-sac location, boasting a spacious living room with log burner, kitchen diner, ample off-street parking and good-sized garden to the rear.

Located close to all the local amenities the market town on Carnforth has to offer, this property will appeal to a wide range of buyers and is perfect for those looking to purchase a family home, get their first steps on the property ladder or would even make an ideal investment for someone looking to expand their portfolio.

Quick Overview

- Semi-Detached House
- Perfect First Time Buy or Investment Opportunity
- Three Good-Sized Bedrooms
- Newly Fitted Shower Room
- Off Street Parking
- Low Maintenance Rear Garden
- No Onward Chain
- Close to Local Amenities & Transport Links
- Primary & Secondary Schools Nearby
- Ultrafast 1000 Mbps Broadband Available*



3



1



1



TBC



Ultrafast
Broadband



Driveway

Property Reference: C2391



Living Room



Kitchen



Kitchen



Shower Room

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 itself 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. This home really boasts a perfect central location.

Property Overview Step into this fantastic home and be greeted by the entrance hall that sets the tone for the rest of this inviting property. The well-presented living room is the heart of the home, boasting a focal log-burning fire being the perfect retreat for cosy nights in.

The modern living room overlooks the front aspect, offering a bright and airy feel. With ample room for furniture, you can easily create a comfortable seating area where you can relax, unwind, and entertain guests with ease.

From the living room head through into the kitchen, with ample floor and wall units, black worktop and complementing black floor tiles. The kitchen is equipped with eight-burner Belling oven, plumbing for a washing machine, space for a dryer, and plenty of space for a dining table and chairs, making it the perfect spot for casual meals or family gatherings, this versatile space caters to all your dining requirements. The kitchen also provides access to the rear garden.

Also on the ground floor is the shower room, having been recently renovated, this sleek and stylish room comprises a white three-piece suite with grey tile surround complementing grey flooring and chrome finishings including a waterfall shower. In addition, the shower room also offers practicality with a handy understairs storage space, providing a convenient solution for storing essentials.

To the first floor you will find three bedrooms with bedrooms one and two being well-presented doubles with cupboards providing an in-built wardrobe solution and leaving plenty of additional space for furniture to suit. Bedroom three is a spacious single room which overlooks the front aspect. Also, on the first floor there is a handy second toilet.

Outside & Parking Externally, the property offers off road parking for up to two vehicles and access to the rear garden can be obtained through the gate to the left-hand side of the property or alternatively through the kitchen providing seamless connectivity between indoor and outdoor living spaces. The rear garden is a enclosed for privacy and designed for low maintenance with its paving.

Directions From the Hackney & Leigh Carnforth office, turn right and travel north on Market Street, continuing straight ahead at the traffic lights. Take the first right on to Prince Avenue, then turn left onto Queens Drive where the property is located on your left hand side.

What3words ///triathlon.probe.strutting

Accommodation with approximate dimensions

Living Room 16' 1" x 11' 10" (4.9m x 3.61m)

Kitchen 11' 10" x 10' 9" (3.61m x 3.28m)

Shower Room 8' x 7' 4" (2.44m x 2.24m)

Bedroom One 13' 4" x 10' 10" (4.06m x 3.3m)

Bedroom Two 11' 11" x 10' (3.63m x 3.05m)

Bedroom Three 8' 11" x 8' 10" (2.72m x 2.69m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band A - 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



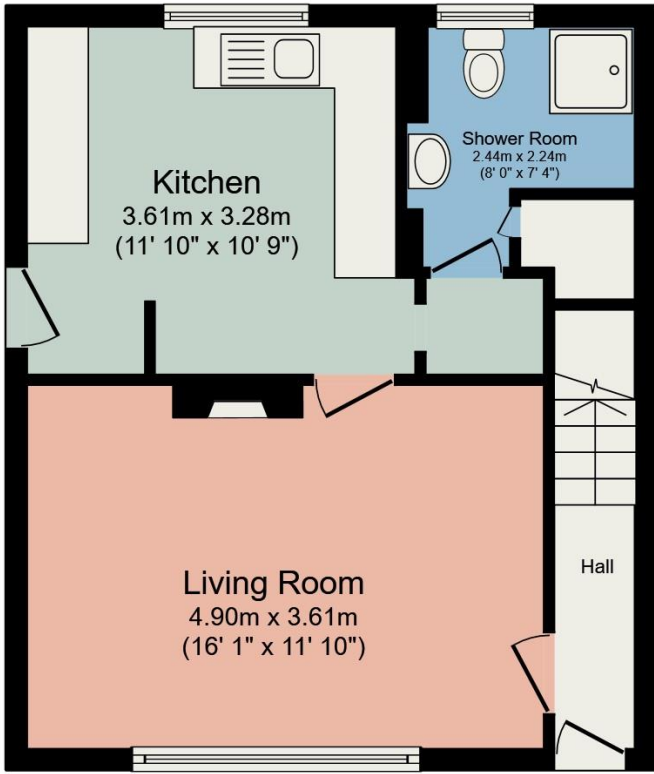
Bedroom Two



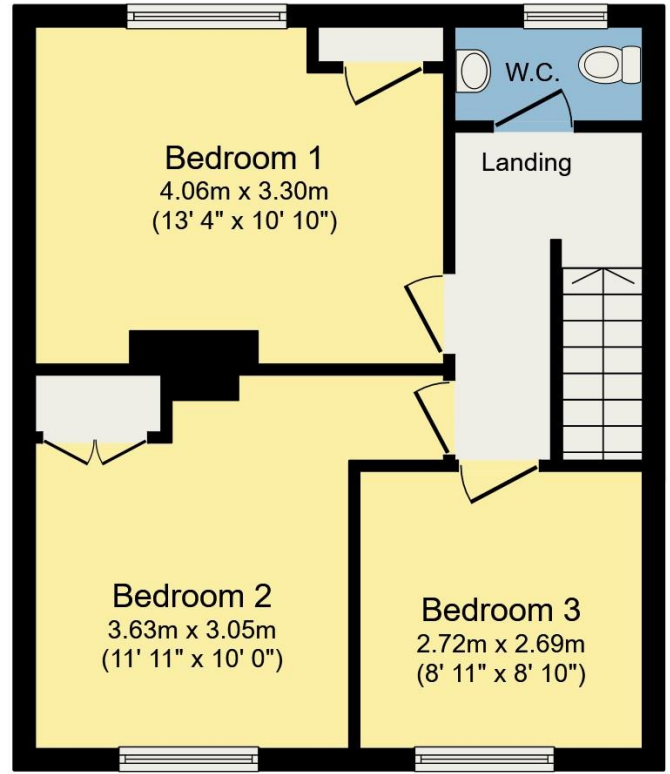
Bedroom Three



Rear Garden



Ground Floor



First Floor

Total floor area 83.9 m² (903 sq.ft.) approx

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.

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 03/04/2024.