



£180,000

35 Dunkirk Avenue, Carnforth, LA5 9AP

Tailored to meet the needs of both first-time buyers and families, 35 Dunkirk Avenue presents a charming mid-terrace residence nestled in the sought-after town of Carnforth. Featuring generous living areas, a well-maintained garden, three spacious bedrooms, a kitchen complete with a separate pantry, and fantastic countryside vistas extending all the way to Morecambe Bay and Lakeland hills, offered to the market with no chain delay.

### Quick Overview

- Semi Detached Home
- Perfect First Time Buy or Investment Opportunity
- Well Presented Rear Garden
- Three Good Sized Bedrooms
- No Onward Chain
- Easy Access To Transport Links via Rail, Bus and Motorway
- Close To Local Amenities
- Primary And Secondary Schools Nearby
- Two Outbuildings
- Ultrafast 1000 Mbps Broadband Available\*



3



1



1



TBC



Ultrafast  
Broadband



On Street  
Parking

Property Reference: C2406



Rear Garden



Living Room



Kitchen



Bedroom One

**Location** Located at the northeast end of Morecambe Bay, Carnforth offers much to its residents such as the Leighton Hall, Carnforth Bookshop with over 100,000 second-hand antiquarian books, Carnforth railway station and Nether Kellets Farmers Market is a must see attraction, held on the second Sunday of every month at the Village Hall. Other amenities such as Spar shop, Booths, Aldi and Tesco supermarket are within a mile. Transportation links are plentiful with primary and high schools only a short distance away. The property is also conveniently located to a children's play area, perfect for family life.

**Property Overview** Welcome to this well-maintained property, as you step through the inviting porch, you will immediately appreciate its functionality, providing an ideal space for stowing away outdoor essentials like muddy boots and coats. Moving into the welcoming hallway, you'll find yourself drawn into the spacious living room, bathed in natural light pouring through the window, creating an inviting atmosphere for relaxation and entertainment. While the property presents an excellent canvas for modernisation, its inherent charm and potential are palpable in every corner.

The generously sized kitchen beckons with its ample space for dining and culinary creativity. Here, the presence of a separate pantry adds a touch of practicality, offering convenient storage solutions. Beyond the kitchen lies access to the rear garden, promising endless possibilities for outdoor enjoyment and relaxation.

To the first floor, you will discover three well-appointed bedrooms, each offering its own unique appeal. Bedrooms one and two boast built-in wardrobes, providing ample storage solutions and organisation possibilities. Bedroom two treats its occupants to beautiful countryside views, enhancing the living experience with a touch of natural beauty. Meanwhile, bedroom three offers generous proportions, ensuring ample space for furnishings and personalization to suit individual preferences.

Completing the first floor, the family bathroom features a bath and a stylish vanity sink. Conveniently located along the landing is a separate toilet strategically positioned to accommodate the demands of a bustling family lifestyle.

**Outside & Parking** Externally, this property boasts ample on-street parking options along Dunkirk Avenue, ensuring convenience for residents and visitors alike. The front garden presents an inviting scene, adorned with tasteful shrub borders and a neatly maintained lawn, providing a charming welcome to the home. Access to the rear garden

from the front adds to the practicality and flow of the outdoor space.

The rear garden truly impresses with its expansive size and delightful features. Here, a variety of flowers add splashes of colour throughout the seasons and a patio area offers the perfect setting for outdoor gatherings. Adding versatility, two outbuildings grace the rear garden, both equipped with power and light. These additional structures offer boundless potential, whether utilised as storage spaces for garden tools and equipment or transformed into a separate utility area. With provisions for a washing machine and dryer, these outbuildings provide practical solutions for everyday household tasks.

**Directions** From the Hackney and Leigh Carnforth Office head up Market Street to the traffic lights at the crossroads and continue straight ahead over the canal bridge. Take the right turn onto Highfield Road and then take the 4th right onto Dunkirk Avenue, follow the road just past the playground and the property can be found on the left hand side.

**What3Words** ///sedative.helping.mouths

**Accommodation with approximate dimensions**

**Living Room** 19' 4" x 10' 10" (5.89m x 3.3m)

**Kitchen** 11' 1" x 13' (3.38m x 3.96m)

**Bedroom One** 15' 2" x 8' 6" (4.62m x 2.59m)

**Bedroom Two** 11' 10" x 8' 6" (3.61m x 2.59m)

**Bedroom Three** 8' 8" x 8' 6" (2.64m x 2.59m)

**Bathroom** 5' 3" x 5' 2" (1.6m x 1.57m)

**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 Two



Bedroom Three

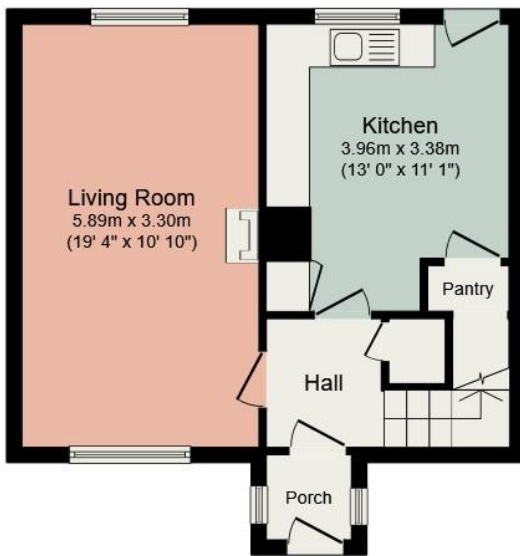


Toilet

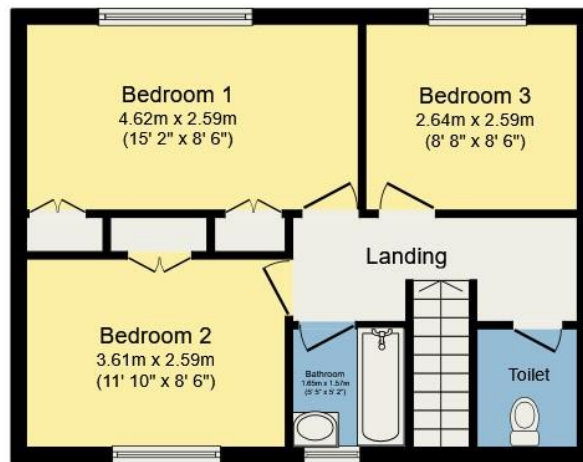


Bathroom

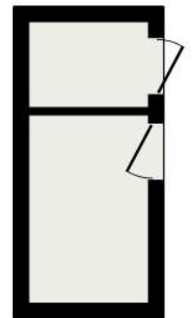
# Dunkirk Avenue, Carnforth



**Ground Floor**



**First Floor**



**Outbuilding**

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 17/04/2024.