



£250,000

17 Hazelmount Drive, Carnforth, Lancashire, LA5 9HR

Welcome to 17 Hazelmount Drive – a well presented three-bedroom property located in Millhead, nestled between the charming Market Town of Carnforth and the picturesque village of Warton. This three-story property offers generous living spaces, a large integral garage, an enclosed garden, and convenient off-street parking at the rear, perfect for first time buyers or families alike.

Quick Overview

Three Bedroom Mid Terraced Town House
Well Presented Throughout
Perfect First Time Buy or Family Home
Close Links to M6 and Local Amenities
Split Over Three Floors
Popular Residential Location
Garage and Off Street Parking
Enclosed Rear Garden
Primary and Secondary Schools Nearby
Superfast Broadband Available*



3



2



1



D



Superfast
Broadband



Off Street Parking
& Garage

Property Reference: C2421



Living Room



Kitchen Dining Room



Kitchen Dining Room



Bedroom One

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 drive 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 primary and secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

Property Overview Enter into a bright hallway, setting the tone for the rest of well presented home. To your left is a bright and airy living room offering ample space for all your furniture needs. At the rear of the property, the open-plan kitchen diner provides the perfect entertaining space. The kitchen features white units, a marble-effect worktop, and a range of integrated appliances, including a Bosch hob, oven, and microwave, as well as space for an under-counter fridge. The kitchen is light and airy, boasting a south-facing view that overlooks the woodland at the rear.

Descend to the lower level to discover additional living space, including a separate utility room equipped with base units, a tiled floor, plumbing for a washing machine and dishwasher, and ample storage. You'll also find the large garage, which has the potential to be transformed into a hobby room or extra living space. Completing the lower level is an additional shower room, featuring a walk-in shower, W.C., and wall-hung sink.

On the first floor, you'll find three generously sized bedrooms, each equipped with built-in wardrobes offering ample storage solutions. The stylish shower room completes this floor, featuring stylish aqua panelling, modern tiled walls, and complementing flooring. Additionally, the fully boarded loft is accessible via a loft ladder, providing extra storage space.

Outside & Parking Externally, the property features an enclosed rear garden with gated access, providing convenient off-street parking. This low-maintenance garden, surrounded by a wall adorned with greenery, offers ample space for outdoor seating and dining.

Additionally, there is a detached garden area that can accommodate extra parking and includes a shed that has power and light, perfect for storage or a crafts/hobby space. At the front, a charming picket gate opens to a garden filled with vibrant flowers and shrubs.

What3Words ///eased.friday.kingpin

Directions From the Hackney & Leigh Carnforth Office, turn left and follow the road towards Warton. Proceed under the railway bridge and continue over the small humpback bridge, Hazelmount Drive is the first turning on the left hand side, where the property is located on your left hand side.

Accommodation with approximate dimensions

Living Room 14' 8" x 11' 9" (4.47m x 3.58m)

Kitchen Dining Room 17' 10" x 9' 5" (5.44m x 2.87m)

Bedroom One 12' 2" x 10' 7" (3.71m x 3.23m)

Bedroom Two 12' 1" x 10' 7" (3.68m x 3.23m)

Bedroom Three 8' 11" x 6' 9" (2.72m x 2.06m)

Utility 9' 4" x 7' 10" (2.84m x 2.39m)

Garage 24' 11" x 11' 2" (7.59m x 3.4m)

Property Information

Services Electric storage heaters, mains water and drainage.

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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).



Bedroom Two



Bedroom Three



Shower Room



Rear Garden

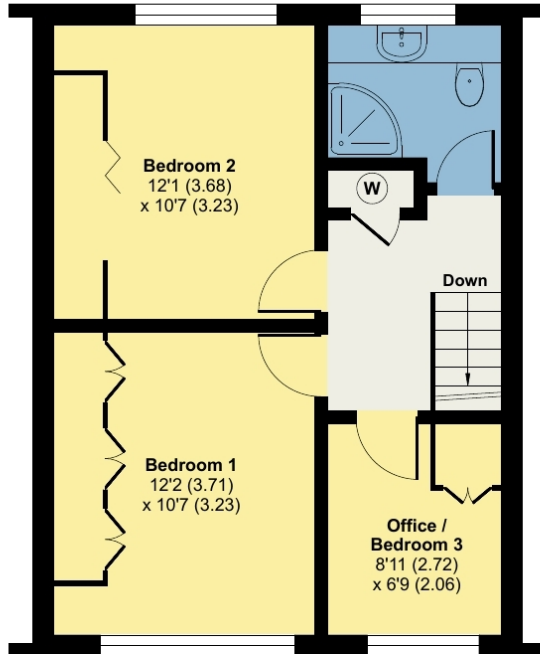
Hazelmount Drive, Warton, Carnforth, LA5

Approximate Area = 1063 sq ft / 98.7 sq m

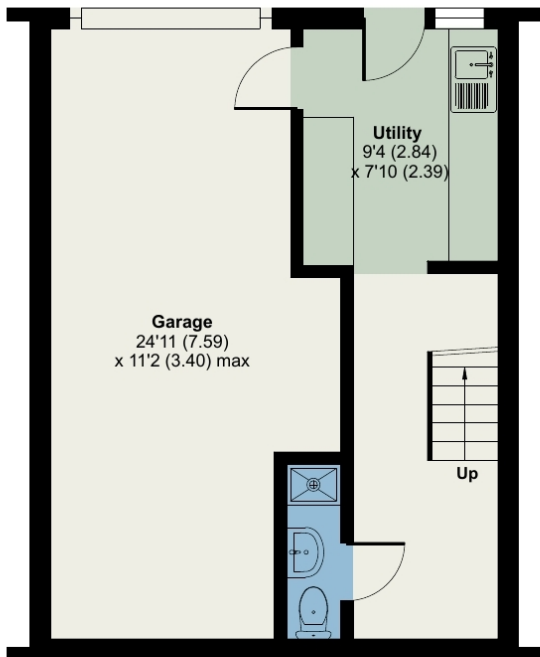
Garage = 246 sq ft / 22.8 sq m

Total = 1309 sq ft / 121.5 sq m

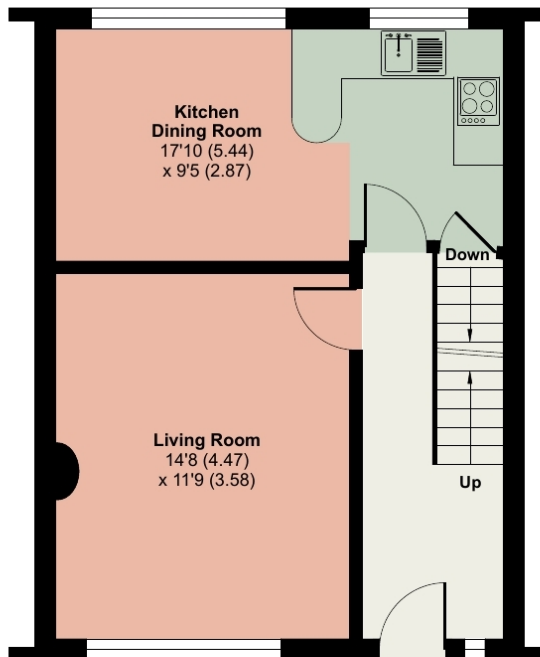
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1141541

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