



# Carnforth

£275,000

10 Bloomfield Park, Carnforth, Lancashire, LA5 9LH

Nestled in the heart of the popular market town of Carnforth, this charming detached dormer bungalow offers a prime location within walking distance of shops, schools, scenic canal walks, and a host of local amenities.

## Quick Overview

Situated in the Heart of Carnforth Town

Three Reception Rooms

Three Good-Sized Bedrooms

Private Rear Garden

Off Street Parking and Garage

No Chain Delay

Walking Distance to Local Amenities

Easy Reach of Transport Links

Perfectly Located for Canal Strolls

Ultrafast Broadband Available\*



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E



Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: C2480



Living Room



Kitchen



Dining Room



Sun Room

Step into this deceptively spacious property, ideal as a perfect family home or a comfortable option for those seeking single-level living. With plenty of potential, this home is ready for its new owners to add their personal touch and modern finishes.

To the right, you'll find the generously sized living room, featuring a focal fireplace and ample space to accommodate all your furniture needs. Large front-facing windows fill the room with an abundance of natural light, creating a warm and inviting atmosphere.

Proceed into the kitchen, equipped with a variety of base and wall units, along with integrated appliances including an oven, hob, extractor, and fridge. With direct access to the rear garden, this space flows effortlessly into the adjoining dining room, making it perfect for both everyday living and entertaining.

The property also features a versatile additional reception room, ideal for adapting to your needs. With patio doors opening onto the garden, it would make the perfect home office, hobby room or sun room for relaxing.

The property offers three well-proportioned double bedrooms, with bedrooms one and two conveniently located on the ground floor and bedroom three on the first floor. Bedroom one features a large bay window and ample built-in wardrobes, providing plenty of storage. Bedroom two benefits from the added convenience of an en-suite toilet. The first floor also includes a versatile loft space and under-eaves storage.

Completing the property is a well-appointed shower room with a separate toilet. It features a walk-in shower cubicle with a waterfall showerhead, pedestal sink, and white tiled walls and flooring. A convenient linen cupboard adds practicality to this space.

Externally, the property boasts beautifully maintained front and rear gardens, ample off-street parking, and a detached garage. The private rear garden is a true highlight, featuring a patio area, a well-kept lawn, raised flower beds, and shrub borders, making it a haven for keen gardeners.

## Accommodation with approximate dimensions

**Living Room** 23' 6" x 10' 11" (7.16m x 3.33m)

**Kitchen** 13' 11" x 9' 11" (4.24m x 3.02m)

**Dining Room** 10' 11" x 9' 10" (3.33m x 3m)

**Sun Room** 10' 2" x 9' 7" (3.1m x 2.92m)

**Bedroom One** 15' 6" x 12' 5" (4.72m x 3.78m)

**Bedroom Two** 12' 6" x 10' 8" (3.81m x 3.25m)

**Bedroom Three** 16' 2" x 12' 10" (4.93m x 3.91m)

**Loft Space** 14' 1" x 10' 0" (4.29m x 3.05m)

**Eaves Storage** 10' 0" x 8' 10" (3.05m x 2.69m)

**Garage** 16' 10" x 8' 4" (5.13m x 2.54m)

## Property Information

**Tenure** Freehold

**Council Tax** Band D

**Services** Mains gas, electricity, water and drainage. Ultrafast broadband available.

**Energy Performance Certificate** Energy Rating E. The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Continue straight ahead at the traffic lights and take your next right onto North Road, continue down this road taking your second left onto Bloomfield Park, continue down this road and the property is located on your left hand side.

**What3Words** ///compounds.scrapped.dominate

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

**Anti Money Laundering Regulations** 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 One



Bedroom Two



Bedroom Three



Garden

# Bloomfield Park, Carnforth, LA5

Approximate Area = 1615 sq ft / 150 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

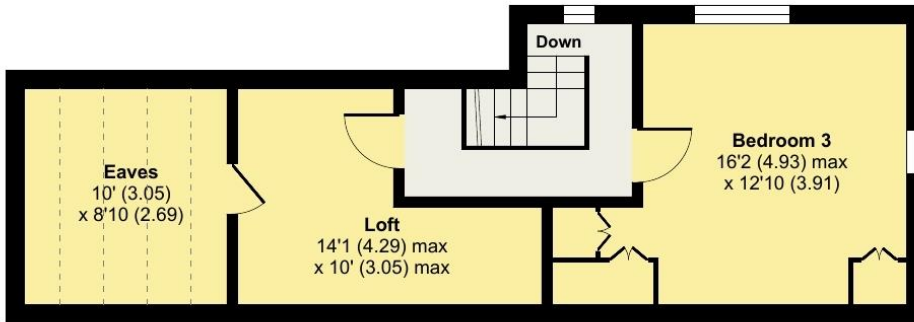
Garage = 140 sq ft / 13 sq m

Total = 1853 sq ft / 172.1 sq m

For identification only - Not to scale



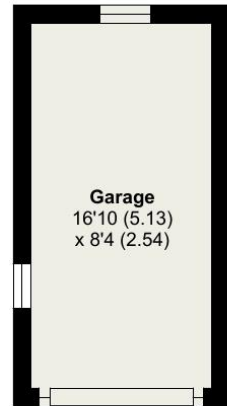
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Hackney & Leigh. REF: 1219658

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