



Carnforth

£298,000

10 St. Austell Place, Carnforth, Lancashire, LA5 9TU

Welcome to this charming family home, offering the perfect blend of style, space, and functionality. Featuring three well-appointed bedrooms, this property is thoughtfully designed to meet all your family's needs. Ideally situated close to local amenities, schools, and scenic walks this home provides both comfort and convenience in a popular location.

Quick Overview

Three Bedroom Family Home
Popular Residential Location
Enclosed Rear Garden
Well Presented Throughout
Enclosed Rear Garden
Well Regarded Schools Nearby
Close to Local Amenities
Off Street Parking And Garage
Great Transportation Links Within Easy Reach
Ultrafast* Broadband Available



3



2



1



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Ultrafast
Broadband



Off Road
Parking

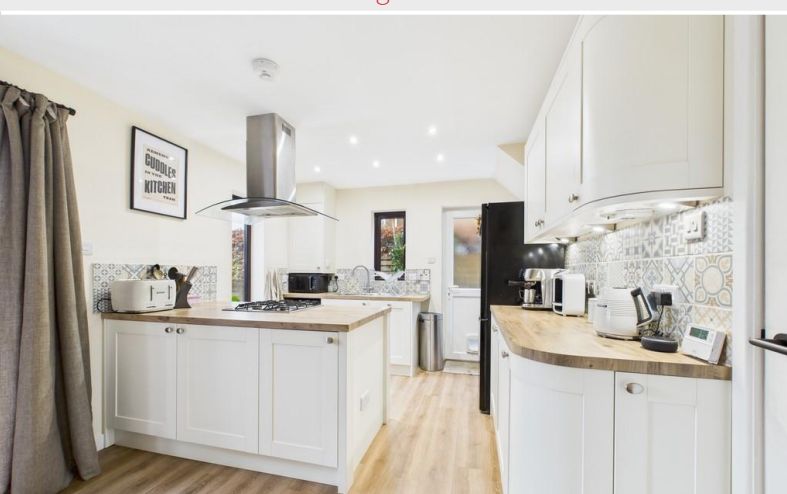
Property Reference: C2602



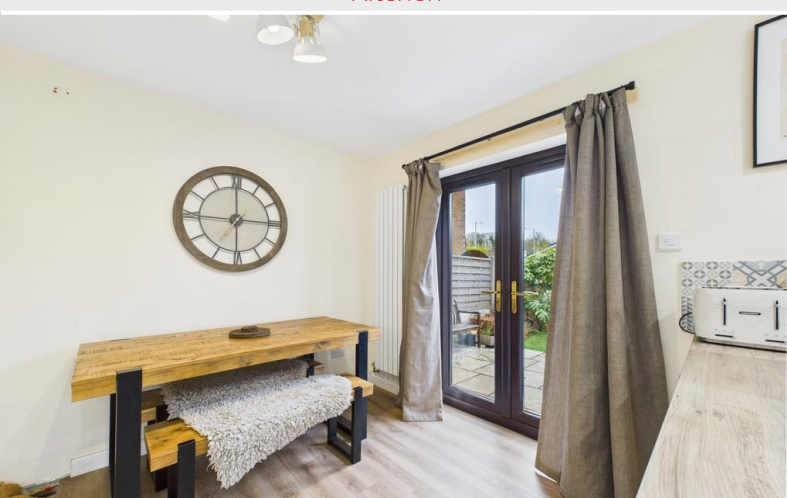
Living Room



Living Room



Kitchen



Dining Area

Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, schools, supermarkets, railway station and access to the M6. All of these within easy reach of the property, boasting a perfect central location.

St. Austell Place is conveniently located to nearby local amenities and is a short walk to the main route bus stop, the M6 Motorway and Carnforth Train Station are also within easy reach as is the Lancaster canal and Shore for lovely scenic walks.

Step inside 10 St. Austell Place and discover a beautifully updated home in the heart of Crag Bank Village. The welcoming entrance hall includes a convenient downstairs WC, leading through to a stunning, recently renovated living room. This inviting space features a bespoke media wall with integrated shelving and storage, a dedicated TV recess, an elegant glass-fronted electric fireplace, and stylish feature panelling, the timeless neutral herringbone flooring flows seamlessly into the kitchen.

The modern kitchen offers ample wall and base units, a stainless steel sink, gas hob and oven, central island, and complementary worktops. Patio doors provide dual access to the garden, while the adjoining dining area creates the perfect setting for family mealtimes.

Upstairs, Bedroom One is a spacious double with feature panelling and integrated storage. Bedroom Two, also a double, enjoys a rear aspect and built-in storage. Bedroom Three is a comfortable single, ideal as a nursery or home office. The family bathroom includes a corner shower enclosure, WC and hand wash basin.

Externally, the property boasts a driveway providing off-road parking, a neatly kept front lawn, and a generous wrap-around plot. The rear garden offers both patio and lawned areas with mature trees for added privacy. A single garage with up-and-over door provides further convenience, fitted with wall and base units, lighting and power.

A fantastic opportunity to purchase a modern, stylish home in a highly sought-after location. Don't miss out.



Living Room



Kitchen



Landing



Bedroom Two



Bedroom Three



Bathroom

Accommodation (with approximate dimensions)

Living Room 16' 5" x 13' 1" (5m x 3.99m)

Kitchen Diner 16' 6" x 10' 7" (5.03m x 3.23m)

Bedroom One 9' 8" x 12' 3" (2.95m x 3.73m)

Bedroom Two 9' 7" x 9' 5" (2.92m x 2.87m)

Bedroom Three 6' 8" x 8' 11" (2.03m x 2.72m)

Bathroom 6' 5" x 5' 5" (1.96m x 1.65m)

Garage 8' 4" x 17' 1" (2.54m x 5.21m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band C.

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

Energy Performance Certificate 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, turning right at the traffic lights on to Lancaster Road. Follow the road through Carnforth, to a mini roundabout and turn right into Longfield Drive. Take the first right into St Austell Place and take your next right, where the property can be located by our for sale sign.

What3Words ///washable.happily.submerge

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.



Bedroom One



Garden



Garden



Ordnance Survey 01149788

Request a Viewing Online or Call 01524 737727

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.



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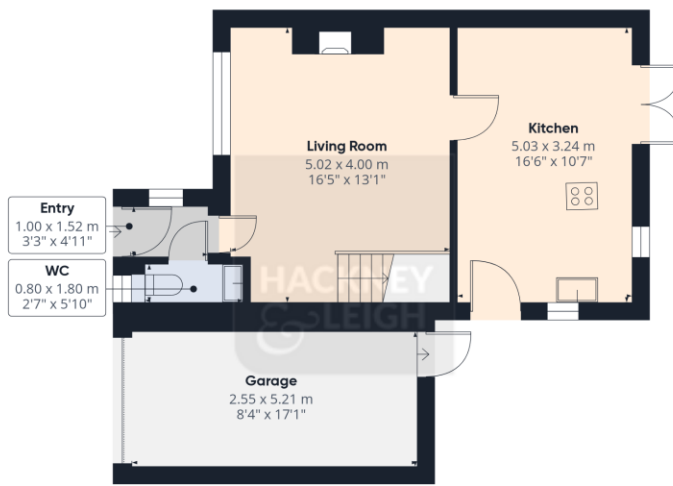


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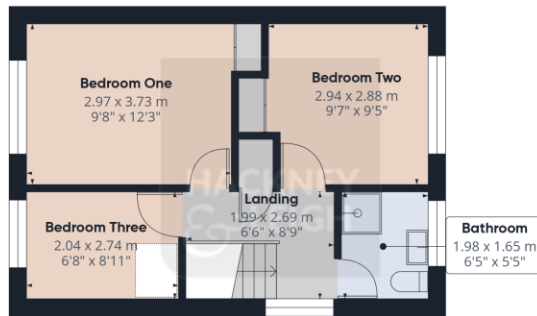
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Floor 0

Approximate total area^m
85.3 m²
917 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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