



Carnforth

£167,000

14 Windermere Road
Carnforth
Lancashire
LA5 9AR

A Large Three Bedroom Family Home, with good-sized gardens and open views of the Lancashire Countryside. Fantastic investment or starter home.

Moulded to suit a growing family, this fantastic home offers space and easy access for town, country and the M6. The larger than average bedrooms, and good-sized garden provides the perfect place for children to play in safety. With fantastic amenities including excellent primary and secondary schools.

Property Ref: C2094





Breakfast Kitchen



Bedroom Two

Location From the Hackney & Leigh Carnforth office, turn right and proceed north on Market street. Proceed straight across at the traffic lights and follow the road out of Carnforth towards the motorway. Opposite Carnforth High School, take the right hand turning into Highfield Road and follow the road to the end. At the junction, turn right and follow the road up the hill, where the property is situated part way along on the left hand side and can be located by our For Sale sign.

Accommodation (with approx dimensions)

Hallway 4' 10" x 5' 11" (1.48m x 1.81m) Fitted with a PVCu double glazed entrance door, coving to the ceiling, tiled flooring and a

radiator. Stairs lead to the first floor.

Living Room 10' 10" x 19' 5" (3.33m x 5.94m) Fitted with a feature gas fireplace with a decorative surround. With a PVCu double glazed window and PVCu double glazed French doors, leading out into the rear garden, where views across the surrounding countryside can be enjoyed. With coving to the ceiling and two radiators.

Breakfast Kitchen 11' 1" x 12' 11" (3.38m x 3.96m) Fitted with a range of wall and base units with complementary worktop surface with breakfast bar area and a stainless steel sink unit with mixer tap and drainer. With space for a freestanding cooker with fitted extractor hood, plumbing for a dishwasher, and space for a fridge freezer. This room is also fitted with a useful under stair storage cupboard, a PVCu double glazed window overlooking the rear garden and surrounding Lancashire Countryside and a PVCu double glazed door leading out to the rear. With downlighters and coving to the ceiling and a radiator.

First Floor Landing 11' 8" x 4' 8" (3.58m x 1.44m) Stairs lead to an open landing with access to the loft space, coving to the ceiling and a radiator.

Bedroom One 15' 1" x 8' 5" (4.62m x 2.58m) A large bedroom, fitted with built in useful cupboard providing excellent storage area. With a PVCu double glazed window, showcasing views over the Lancashire countryside. With coving to the ceiling and a radiator.

Bedroom Two 11' 8" x 8' 6" (3.57m x 2.61m) Fitted with built in useful cupboard providing excellent storage area. With a PVCu



Living Room

double glazed window, coving to the ceiling and a radiator.

Bedroom Three 8' 9" x 8' 7" (2.68m x 2.62m) Fitted with a PVCu double glazed window, showcasing views over the Lancashire countryside. With coving to the ceiling and a radiator.

WC Fitted with a low level WC, a PVCu double glazed frosted window, coving to the ceiling and tiled walls, with Kardean oak flooring.

Bathroom 5' 1" x 5' 4" (1.56m x 1.64m) Fitted with a two piece suite consisting of a wash hand basin and bath with a Triton shower over with tiled surrounding. With a PVCu double glazed frosted window, coving to the ceiling and a radiator.

Outside To the front of the property there is a stone chipped garden, with mature hedges and secure garden gate, with a pathway leading to the front door. To the rear, there is a paved raised terraced area, providing the perfect area for alfresco dining. There is also a laid to lawn garden with planted hedges and flower borders, with open views over the Lancashire countryside to the rear. There are also two outbuildings and gated access to a shared passageway between the two houses, providing access to the front of the property.

Outhouse One Fitted with a metal single glazed window, with plumbing for a washing machine and space for a freezer. With light and power, and ample storage space.

Outhouse Two With a secure wooden door, providing an additional storage space.



Bedroom Three

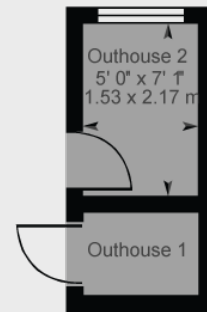
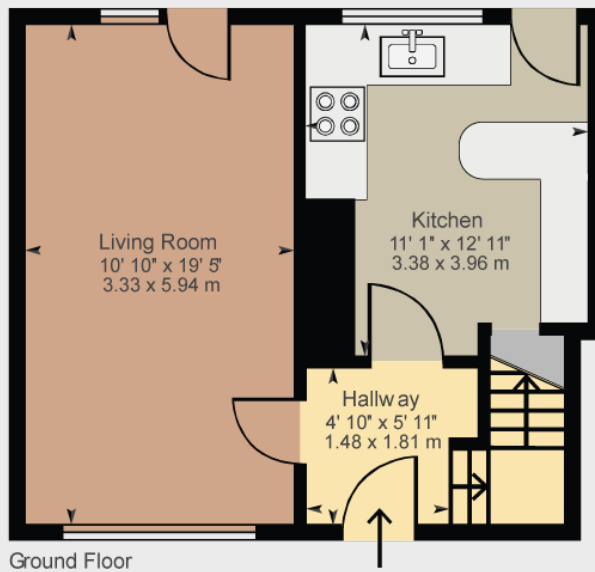
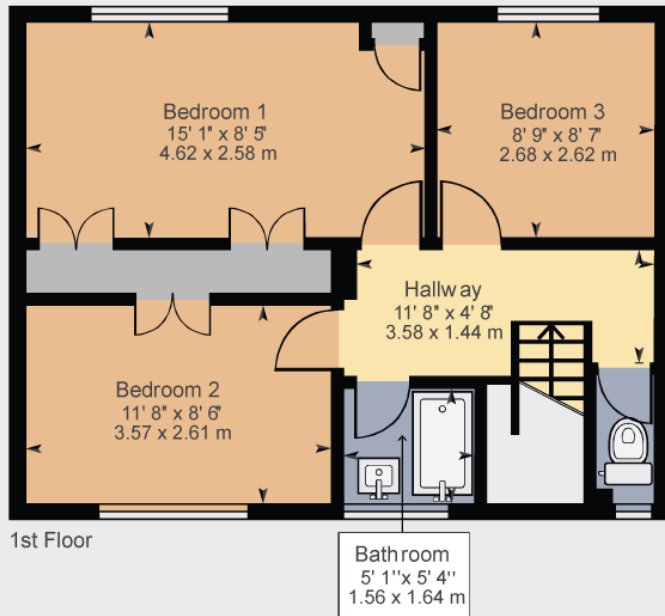
Tenure Freehold.

Services Mains electricity, mains gas, mains water and mains drainage.

Council Tax Band A - Lancaster City Council.

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.



Approximate net internal area: 841.6 ft² / 78.19 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners... "You have the best of all worlds, the scenery of the countryside, the sea and mountains but conveniently near the town."

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.