



Woodlands

139 Lancaster Road | Carnforth | LA5 9EE



WOODLANDS

CARNFORTH

Built in 1954, this double fronted true bungalow provides all of the practicality and convenience of single level living in a generous and immaculately maintained garden of 0.98 acres which offers the opportunity of extension. Modernised and exceptionally well maintained, Woodlands is tastefully presented giving new owners the opportunity to move straight in. The front elevation faces south west and so both property and garden enjoy a super sunny aspect all day long. If you have ever driven into Carnforth from the south you will no doubt have admired the eye catching colourful planting in the very striking rockery.

The front door is on the front elevation, although in reality, you'll probably come and go via the side vestibule off the kitchen. The front door opens into a vestibule which in turn leads to the central hallway off which all rooms flow. Within the hall, the loft hatch opens to the roof space which has potential for conversion, subject to consent. The south west facing sitting room has a lovely bay window with a leafy green view of the front garden. An attractive fire surround houses the real flame gas fire. The dining kitchen is a super light, spacious and sociable space with a Karndean floor. Timeless cream panel fronted cabinets have laminate worktops and extend into a peninsula unit. There's a Range-master Toledo range cooker with a double oven and grill, Bosch fridge freezer slots neatly into cabinets and is included in the sale as are the dishwasher, washing machine and microwave (all Bosch).

The principal bedroom also faces south west and has a bay window overlooking the garden. The second double bedroom enjoys the morning sun and looks out to the rear garden. The third bedroom is a single and would make a super home office or hobbies space if required. The smart and stylish shower room offers a large cubicle, vanity unit and WC. There's good storage, an illuminated mirror and a Karndean floor. Throughout there are PVC double glazed windows (obscured glass in the shower room for privacy) and external doors, internal doors are oak, a couple being part glazed to enhance the flow of natural light.







Moving outside, if you enjoy a generous garden then Woodlands will not disappoint. There's ample parking, a single detached garage, greenhouse and shed. The garage is probably a touch on the small side for cars nowadays but it makes an excellent store and home for garden machinery and tools. The rear terrace gets the morning sun so is a favourite place for breakfast, morning coffee or lunch. The large rear lawn has established planting; copper and green maple trees and a lovely white flowering magnolia. Paving continues round to the front of the bungalow and extends into a seating area outside the front door. Steps lead down to the extensive front lawn, either side of which is a limestone rockery. Along the road frontage trees and shrubs provide screening and privacy in the garden. If you like to walk, run or cycle then the garden gate which provides a handy short cut onto the tow path of the Lancaster Canal will definitely appeal.

Location

Location is everything and here the advantage is being able to walk into Carnforth for all of your daily needs. There's a good selection of amenities, independent shops and supermarkets with a railway station which offers regular connections to Lancaster station on the main West Coast line. There are also bus stops on the A6 (almost opposite the drive entrance) with regular services south to Lancaster, Morecambe and north to Kendal and the Lakes. Good for the wider road network, Woodlands is 1.5 miles from J35 of the M6 and you can be in the heart of Lancaster city centre in 6.5 miles or on Morecambe Promenade for a walk along the front to take in the sea air in just over 4 miles. For buyers with children, Carnforth is well served in terms of schools. There is a choice of three primary schools, thereon pupils are within catchment area of Carnforth High School, Dallam High School and also the Grammar Schools at Lancaster.





Directions

www.what3words.com aboard.retina.states will take you to the turning off Lancaster Road, then follow directions below: Use the postcode LA5 9EE on Sat Nav with reference to the following directions: Leaving Carnforth in a southerly direction along the A6, pass the petrol filling station on the left, then turn left immediately after the terrace of houses. There are three bungalows, Woodlands is the central one. Park by the greenhouse and take the path to the property.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the cupboard in the side entrance vestibule. Security alarm. RING doorbell via the mobile App.

Broadband

Ultrafast broadband is available from Openreach offering potential speeds of 1000 Mbps for downloading and 220 Mbps for uploading.

Tenure

Freehold

Please note

There is a protective covenant on the front garden which prevents development.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, integral kitchen appliances as listed, suite of furniture in the principal bedroom and the wardrobes in the hall. The four

coloured and leaded wall light shades in the sitting room are available by way of further negotiation.

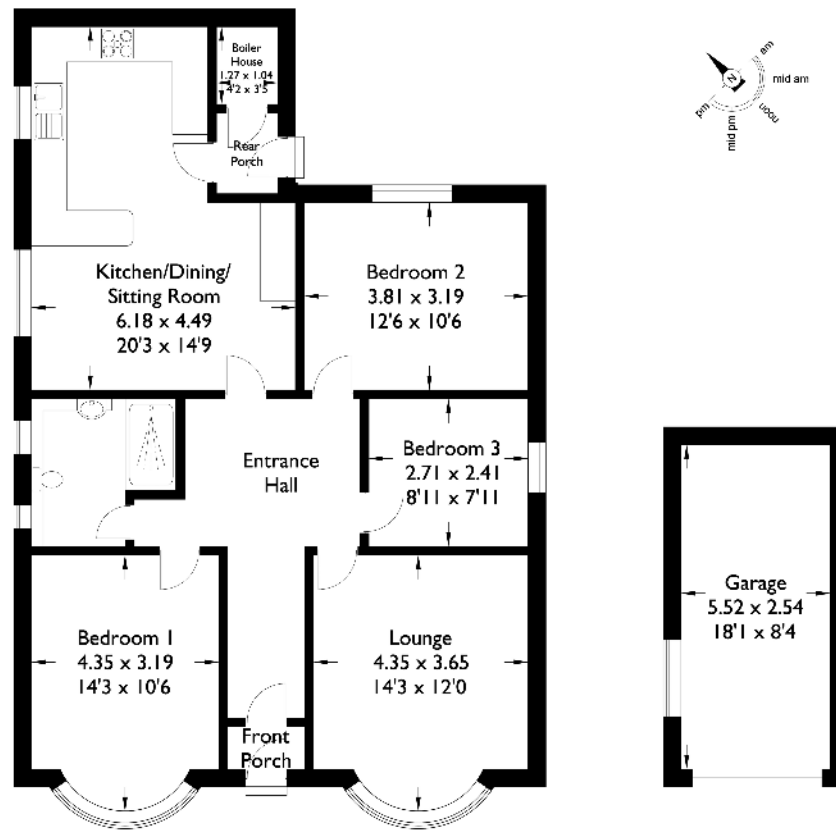
Local Authority charges

Lancaster City – Council Tax band D

Price

£425,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Garage

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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