

13 Swallow Close
Carnforth, LA5 8BN

House - Detached

Price Guide

£525,000

13 Swallow Close Carnforth, LA5

House - Detached



Overview

- DETACHED
- MASTER EN-SUITE
- LOG BURNER
- OFFICE
- IMMACULATE THROUGHOUT
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- INTEGRAL GARAGE
- SOUTH FACING GARDEN
- FEATURED ON CHANEL 4 LOVE IT OR LIST IT SERIES

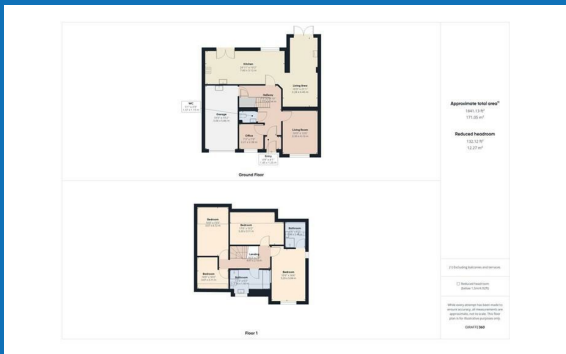
Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

01524 548888

Email: sales@mightyhouse.co.uk



Entrance Vesubule

Radiator, hanging space, door to the hallway.

Entrance Hallway

Stairs to the first floor, carpeted floor, radiator, understairs storage space.

Office

Double-glazed window to the front, built-in cabinets, radiator, carpeted floor.

Lounge

Double-glazed window to the front, carpeted floor, radiator.

Cloakroom

Wash hand basin, extractor fan, radiator, vinyl floor, W.C.

Integral Garage with Utility Area

Electric up and over door, power and light, Glow-worm condensing boiler, storage space. Utility area with plumbing for washing machine and space for dryer, stainless steel sink and tiled floor

Open Plan Kitchen

Double-glazed doors leading to the garden, SieMatic range of wall and base units with complimentary work surfaces, Neff oven and grill, Neff four-ring gas hob, extractor hood and integrated microwave, breakfast bar, stainless steel sink, integrated dishwasher and fridge/freezer and wood effect laminate floor.

Dining Room

Open plan to the kitchen with a double-glazed window to the rear, radiator and wood effect laminate floor.

Third reception/Family Room

Double-glazed doors to the garden, double-glazed velux window with a rain sensor, a multi-fuel stove set on a slate hearth, wood effect laminate floor, lounge area tv point, rad

First Floor Landing

Access to the loft which is boarded with a pull-down ladder, carpeted floor.

Master Bedroom

Double-glazed windows to front and sides, carpeted floor, radiator, door to en-suite.

En-Suite Bathroom

Double glazed velux window, bath, vanity unit with inset wash hand basin, shower cubicle with thermostatic shower, fully tiled, heated towel rail, extractor fan, W.C.

Bedroom Two

Two double-glazed velux windows, built-in wardrobes, carpeted floor, radiator.

Bedroom Three

Two double-glazed velux windows, carpeted floor, radiator.

Bedroom Four

Currently used as a dressing room with two double-glazed velux windows, carpeted floor, radiator.

Family Bathroom

Double-glazed frosted window to side, panelled bath, shower cubicle with thermostatic shower, built-in cabinet with inset wash hand basin, heated towel rail, partially tiled, vinyl floor, extractor fan, W.C.

Outside

Off-road parking to the front for two cars, access to the garage, lawn area and gate to the rear garden. A beautiful fully enclosed south-facing rear garden that has been landscaped to offer various patio areas, lawn areas, raised flower beds, an apple tree, various trees and shrubs, a shed with power and light, a summer house, wood store, decked side garden with a gate to access storage shed. water tap, outside power point and Indian stone paving.

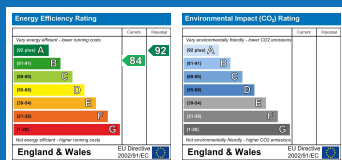
Useful Information

What sets this property apart is its unique feature of being selected to be showcased on Channel 4's "Love It or List It" show. This recognition speaks volumes about the charm and appeal of this home and is due to be aired later this year.

Tenure Freehold

Council Tax Band (F) £3261.64

Set on a private road with a management fee for grass cutting, care of trees and outside lighting. Management fee £ £276.33 per annum.



Lancaster Office: 53A Market Street, Lancaster, Lancashire, LA1 1JG

Phone: 01524 548888

www.mightyhouse.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.