



## 5 The Herb Gardens, Arkholme, Carnforth, LA6 1RA

Located in the stunning Lune Valley, this unique three bedroom property has an abundance of space and style, combined into one beautiful home. Perfect for first time buyers, an ideal holiday investment or those looking for a quieter pace of life. Offered to the market with No Chain, this property is sure to be popular. The property ideally situated for schooling with Hornby, Wray, Caton, Melling and Arkholme all having Ofsted rated Good primary schools at the time of listing and has been maintained to a high standard since construction.

The accommodation comprises an open plan lounge/kitchen, three bedrooms, a family bathroom and two separate WCs. Excellently presented it is well worth viewing. Externally the property has designated off street parking and there is a small patio area with crushed stone beds, privacy hedging and planted borders to the front.



## Layout (with approx. dimensions)

### Ground Floor –

#### Entrance Hall –

**10'0" x 8'8" (3.05 x 2.65)**

Entered via a wooden double glazed door, this leads into the Hallway. With stairs leading to the first floor, laminate flooring a radiator. There is also the B4RN internet connection point to the property.

#### WC –

Fitted with a two suite consisting of a WC and a wash hand basin, with a useful wooden shelf, extractor fan, tiled flooring and a radiator.

#### Bedroom Two –

**10'1" x 10'1" (3.09 x 3.08)**

With a built-in wardrobe with sliding wooden doors. A wooden double glazed window, laminate flooring and a radiator.

#### First Floor Landing –

Stairs lead to a first floor landing. With a useful built-in storage cupboard, housing a Worcester central heating boiler. A wooden double glazed frosted window and stairs to the second floor.

#### Bedroom One –

**10'2" x 10'1" (3.12 x 3.09)**

Fitted with a useful over-stair storage cupboard, a wooden double glazed window and a radiator. With a door leading into:

#### WC –

Fitted with a two suite consisting of a WC and a wash hand basin, with a shaver point, extractor fan, tiled flooring and a radiator.

#### Second Floor Landing –

Wooden open stairs lead to a second floor landing. With steps lead down into the Living Area.

#### Living Dining Room –

**22'10" x 9'3" (6.96 x 2.84)**

Such a fantastic room! Providing an excellent setting for family get togethers, whilst retaining a warm and cosy feel. With five wooden double glazed windows overlooking the front

and the rear of the property, four wall lights and two radiators. A useful built in storage cupboard provides a perfect storage area. This superb room opens into:

#### Kitchen Area -

**25'1" x 10'5" (7.66 x 3.18)**

Fitted with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with drainer. Fitted appliances include a four ring gas hob with an extractor hood over; An electric oven, dishwasher, washing machine and a fridge freezer. With a wooden double glazed window, downlighters, laminate flooring and a radiator.

#### Bedroom Three –

**11'8" x 6'2" (3.57 x 1.90)**

Fitted with a Velux double glazed window and a radiator.

#### Bathroom –

Fitted with a three-piece suite consisting of a WC, wash hand basin and a bath with a shower over and tiled surround. With a wooden double glazed frosted window, downlighters, an extractor fan and a radiator.

#### Outside –

To the front of the property there is a small patio area with crushed stone beds, privacy hedging and planted borders. A pathway leads down the side of the property with hedging, providing an ideal bin storage area. Under the archway, the first space closest to the property, is the designated car parking space for this home, providing off road parking.

#### Services -

Mains electric, mains gas, mains water and mains drainage.

#### Council Tax -

Band C - Lancaster City Council.

#### Tenure -

Freehold.

#### Viewings -

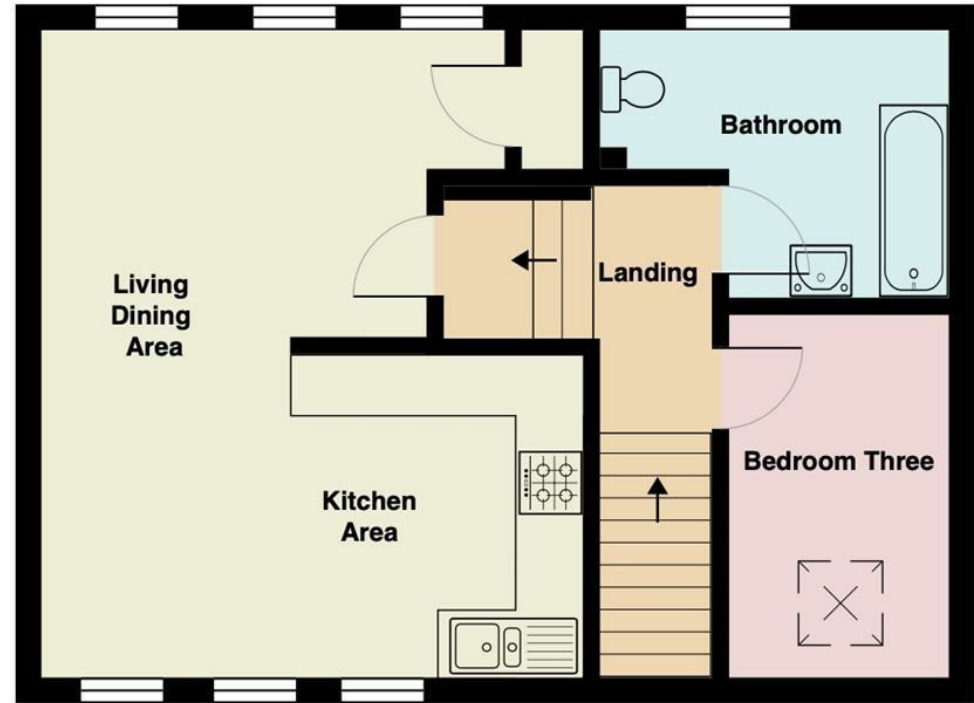
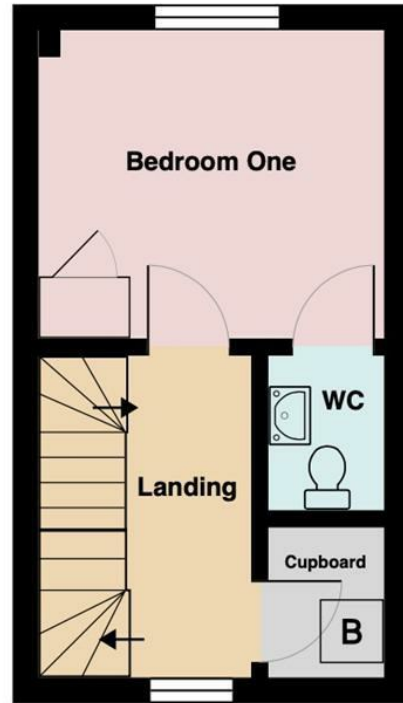
Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate -

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		87
81-91	B	77	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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