



## 15 Hunter Street, Carnforth, LA5 9BP

A simply stunning example of a two bedroom mid-terraced property, located on Hunter Street in Carnforth and boasting bespoke finishes throughout, along with tastefully decorated living accommodation spread over two floors. An ideal opportunity for first time buyers or rental investors, the impressive stone built property also offers a useful cellar and a beautifully appointed patio garden. Internally, the layout briefly comprises of an entrance hall, a well appointed sitting room with log burning stove, a spacious lounge with another log burner and provides access into the cellar and a modern fitted kitchen. The first floor you have two good sized double bedroom one with fitted wardrobes and a contemporary three piece shower room suite. Externally, to the front of the property you have a small area for potted plants and unrestricted on street parking. To the rear is a good sized patio area ideal for outside entertaining. Centrally located in the bustling town of Carnforth, the property lies perfectly placed to take advantage of a variety of nearby amenities, including local shops, Booths, Aldi and Tesco supermarkets, regarded primary and secondary schools, several public houses and a West Coast railway station. The M6 motorway also lies within a five minute drive and provides quick access for commuters heading North to the Lake District or South to Lancaster.



## Ground Floor

### Entrance Hall

**2'9" by 14'2" (0.86 by 4.33)**

With access to the first floor, radiator and ceiling light.

### Sitting Room

**11'0" by 9'8" (3.36 by 2.97)**

Inviting room with feature fireplace with log burning stove, window to front aspect, radiator, electricity points and ceiling light.

### Lounge

**14'7" by 10'3" (4.46 by 3.14)**

Spacious room with feature fireplace with log burning stove, access to cellar, tiled floor, radiator, electricity points and spot lights.

### Kitchen

**12'2" by 8'2" (3.73 by 2.51)**

Modern fitted kitchen with a range of base and wall mounted units, four ring induction hob with a fan oven beneath, plumbing for a washing machine, integral dishwasher, space for fridge freezer, sink and drainer unit. The room also houses the Vaillant gas central heating boiler, tiled floor, window to rear aspect plus double doors opening out to rear yard, velux window, electricity points, down lighting and spot lights.

## First Floor

### Bathroom

**5'6" by 7'0" (1.69 by 2.14)**

Contemporary three piece suite comprising a corner shower cubicle, low flush WC and wash hand basin. The room also has tiled floors and walls, towel radiator, extractor fan and spot lights.

### Bedroom One

**11'0" by 10'2" (3.36 by 3.12)**

Double bedroom with fitted wardrobes to one side, window to front aspect, radiator, electricity points and spot lights.

### Bedroom Two

**13'5" by 7'3" (4.09 by 2.22)**

Double bedroom with a window to rear aspect, radiator, electricity points and ceiling light.

### Cellar

Versatile space with power and lighting.

## External

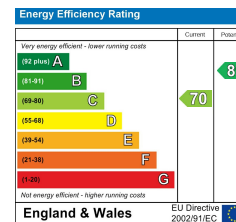
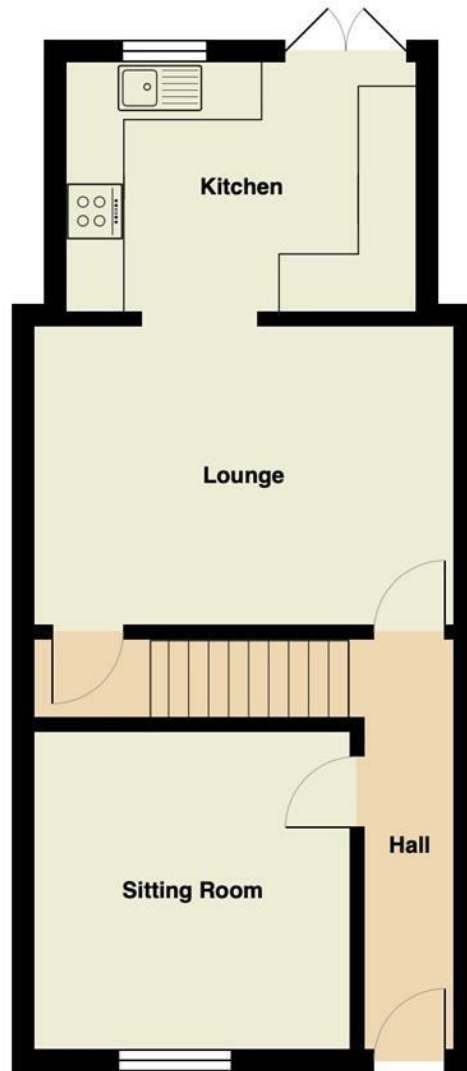
To the front is small area for potted plants and unrestricted on street parking. To the rear is a good sized patio area ideal for outside entertaining, it also gives access to the lane at the rear.

## Council Tax

Band B







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