



54 Kings Drive, Carnforth, LA5 9AN

An incredible opportunity to create a fabulous family home. This welcoming property has well balanced accommodation including a spacious living room, fitted dining kitchen and separate utility room. With three generous bedrooms, ample storage, a separate bathroom and WC, and views towards the Lakeland Fells and surrounding countryside. Generous sized gardens surround this family home, making it the ideal place for children to run and play. Requires modernisation throughout. No Chain.

Located close to Junction 35 of the M6 motorway, this wonderful family home is a commuters dream. With highly regarded local schools (both primary and secondary), a community swimming pool, local shops and the Lancaster Canal within walking distance - it's easy to see why this property is located in a popular area. With a main bus service running through the estate, Carnforth town centre and train station a 15 minute walk away, three supermarkets, doctors and dentist surgeries - this property has and caters for all.



Layout (With Approx. Dimensions)

Ground Floor

Hallway

Entered via a UPVC double glazed door, this leads into an entrance hall. With stairs leading to the first floor and a radiator.

Living Room

13'5" x 11'10" (4.09 x 3.63)

A light and bright room, fitted with a feature living flame gas fireplace. With a UPVC double glazed window overlooking the rear garden, a picture rail and a radiator.

Kitchen

12'9" x 9'8" (3.90 x 2.95)

Fitted with a range of wall and base units with a complementary worktop over and stainless-steel sink unit with mixer tap. Fitted appliances include an electric four ring hob, an electric oven and separate grill, with space for a fridge freezer. With two wooden double glazed windows, a useful understair storage cupboard with wooden double glazed window, laminate flooring and a radiator.

Utility Room

9'9" x 5'8" (2.99 x 1.75)

With plumbing for a washing machine and space for a tumble dryer, and a UPVC double glazed window and door providing access to the rear garden.

First Floor Landing

Stairs lead from the entrance hall to a light and bright landing. Fitted with a wooden double glazed window showcasing rooftop views towards the Lakeland Fells, a built in storage cupboard housing a gas central heating boiler and a radiator.

Bedroom One

12'7" x 9'3" (3.84 x 2.84)

Fitted with built-in wardrobe, a UPVC double glazed window overlooking the rear garden and a radiator.

Bedroom Two

12'5" x 10'3" (3.80 x 3.14)

Fitted with a built-in wardrobe, a UPVC double glazed window overlooking the rear garden and a radiator.

Bedroom Three

9'7" x 8'3" (2.93 x 2.53)

Fitted with built-in wardrobe, a UPVC double glazed window showcasing rooftop views towards the Lakeland Fells, and a radiator.

Bathroom

Fitted with a two-piece suite consisting of a wash hand basin and a bath with a shower over and tiled surround. With a wooden double glazed frosted window, laminate flooring and a radiator.

WC

Fitted with a WC and wooden double glazed window, with laminate flooring.

Outside

To the front of the property, a paved garden can be found, with planted borders and a pathway leading to the front door. This provides the ideal space to be converted into off road secure parking. To the side and rear, a laid to lawn garden can be found with planted borders and secure wooden fencing.

Store Rooms

There are also two store rooms to the rear of the property providing an excellent storage space for outdoor equipment including lawnmowers and garden tools, as well as children's outdoor toys.

Services

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

Council Tax

Band A - Lancaster City Council.

Tenure

Freehold.

Viewings

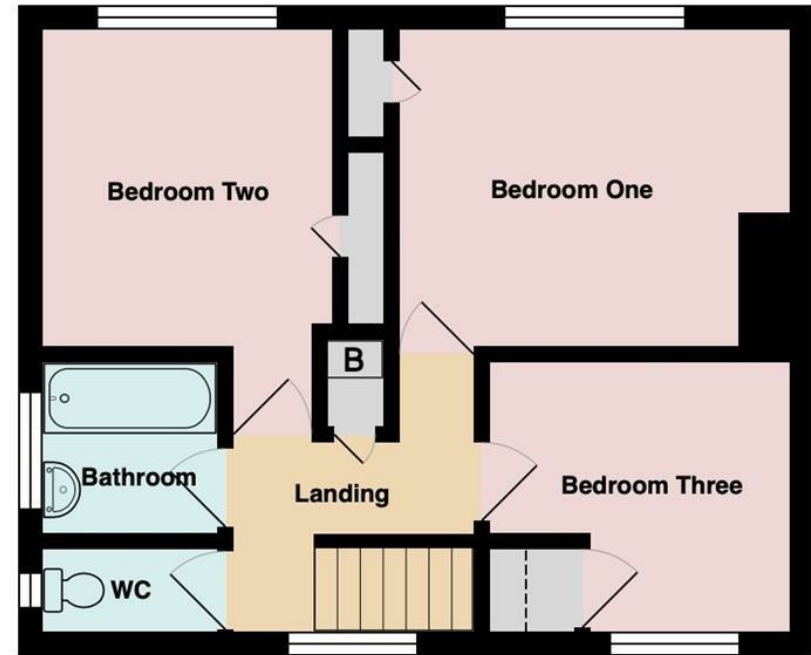
Strictly by appointment with Houseclub Estate Agents, Lancaster.

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		
81-91	B		82
69-80	C		
55-68	D	66	
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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