



31 Camborne Avenue, Carnforth
£273,535





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Carnforth, Carnforth

Offered for sale with no onward chain this 3 bed link-detached house is on a sought-after cul de sac. Open plan kitchen diner, conservatory, sunny rear garden. Garage, driveway. Excellent local amenities & transport links. Ideal family home in desirable location!

Council Tax band: C

Tenure: Freehold

- No Chain
- Sunny Rear Garden
- Garage & Driveway Parking
- Cul de Sac Location
- Popular Residential Area
- Great Local Amenities, Transport & Travel Links
- Link Detached





The House

Enjoying a south facing garden with L shaped kitchen diner and conservatory this generous link-detached house will appeal to many local families. The double glazed front door opens to the hallway with space to hang up coats and bags. The lounge is large and welcoming, the perfect place to relax and unwind in the evenings. Double doors open to the L shaped kitchen diner and open plan conservatory. The kitchen has a traditional, heart of the home feel, with wooden cabinets and a complementing work top. Integrated appliances include fridge freezer and extractor hood. The double glazed door to the side opens out behind the garage which is plumbed for a washer and makes a great utility area. Having the dining space and conservatory all on the sunny south side make this house perfect for families or for entertaining with access from the conservatory straight into the garden.

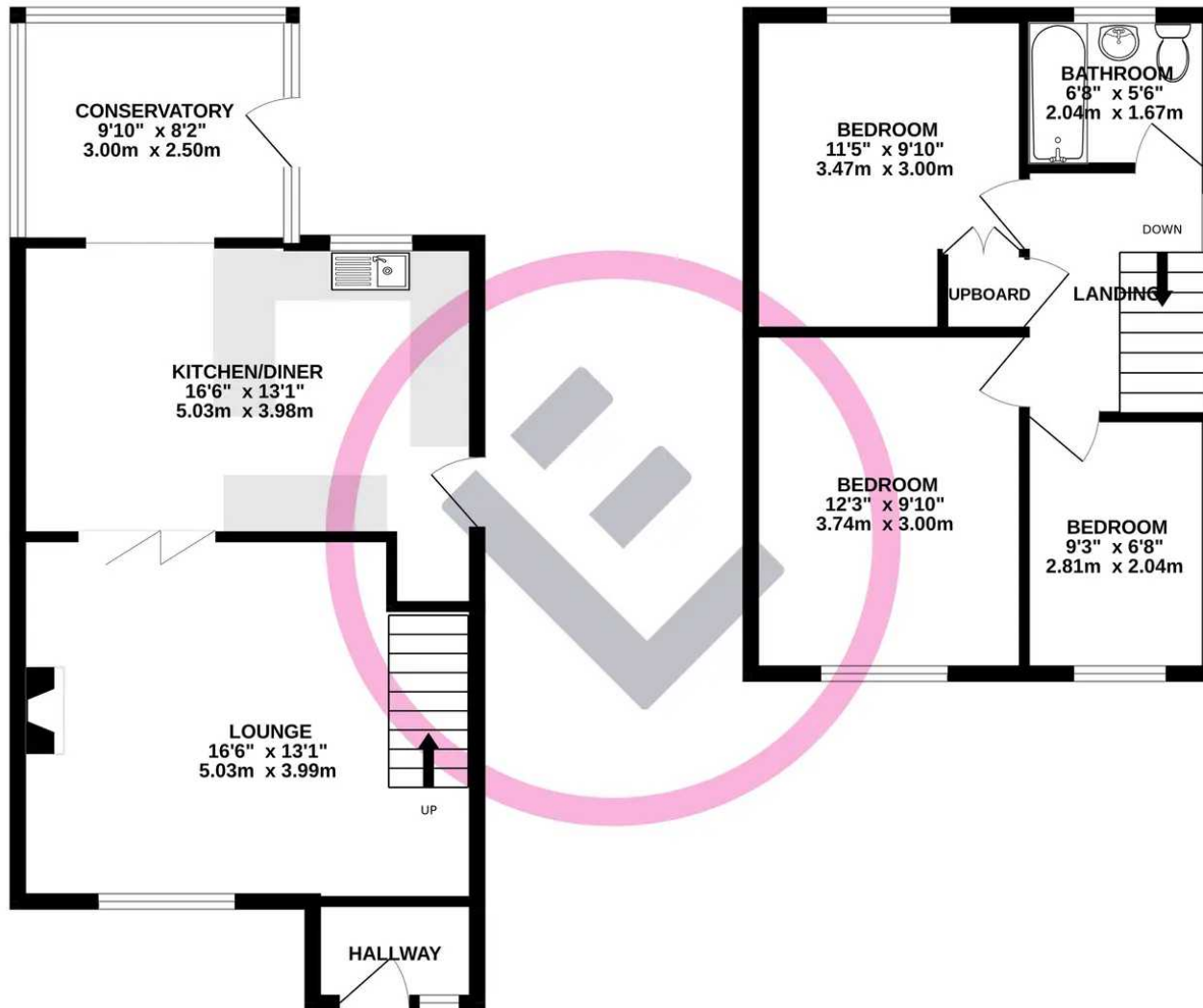
Upstairs

On the first floor are three bedrooms and the bathroom. The bathroom has a white three piece bath suite with over bath shower, wash basin and low flush WC. The rear double bedroom enjoys a built in cupboard and at the front is a generous master bedroom and bedroom three. A trap door allows loft access.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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