



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

62 Windermere Road - Carnforth





## Features

- Three bedrooms
- Driveway parking for 1 / 2 vehicles
- Good sized gardens
- Impressive, un-interrupted rear views over countryside
- Offered with no onward chain
- Opportunity to add value and put your own stamp on the property

Nestled in the heart of Carnforth, this three bedroom terraced house is offered with no onward chain and offers spacious accommodation with countryside charm. With its spacious interior and generous outdoor space, this property offers an ideal home for families, first-time buyers, or those seeking a quieter pace of life. The ground floor benefits from a separate hallway, a dual aspect living room and a good sized kitchen/ diner with a walk-in pantry cupboard. Each bedroom is well-proportioned, providing ample space for family living, guests, or even as a home office setup if required. The bright and airy interiors create a warm and welcoming atmosphere throughout. There is a separate WC and a separate two piece bathroom,

both enjoying natural light. A rare find in many terraced properties, this home offers private parking for one/ two vehicles, ensuring easy access and convenience for homeowners and visitors alike. The generous rear garden offers plenty of space for outdoor activities, gardening, or simply for relaxing in the sun with wonderful open views out over countryside. The garden also benefits from an outhouse, providing additional storage or the opportunity for a workshop or hobby space. Carnforth offers a wide range of independent shops, pubs, cafés and supermarkets with both a cricket club and rugby club and three golf clubs to enjoy nearby. Three primary schools and a high school are

located within the town and Lancaster and Preston are a short drive away and offer outstanding universities. Lancaster, Morecambe and the M6 motorway are a short distance away bringing the Lake District, the Trough of Bowland and the larger cities of Manchester and Liverpool within easy reach. The wonderful Warton Crag overlooks Carnforth and offers various nature walks along with beautiful walks along the Lancaster canal and the RSPB's Leighton Moss Nature Reserve in Silverdale is a year-round haven for bird-life.



## GROUND FLOOR

**Hallway**  
A bright entrance into the home with space to remove shoes and coats with a built-in cupboard for storage.

**Living room**  
A wonderful room bursting with natural light and spanning the whole depth of the home. French doors to one end of the room open up to reveal the good sized rear garden beyond, perfect for letting the outdoors, in. There is space here for all the family to gather and relax with a gas effect fireplace to add a cosy touch to the room.

**Kitchen/dining room**  
A well appointed kitchen with wooden farmhouse style base and wall units and lighter work surfaces. Integrated appliances include an oven, 4 ring gas hob with extractor hood above and a dishwasher. A deep pantry cupboard offers room for additional storage and larger household contents/appliances with fitted shelving present. A door leads out to the rear garden and there is room for a dining table.



## FIRST FLOOR

### Landing

Offering access to all first floor rooms and benefitting from a hatch leading into the attic.

### Bedroom 1

A large double bedroom showcasing elevated, open views out over the rear garden to countryside beyond. There are two built-in cupboards, perfect as wardrobes.

### Bedroom 2

A front facing double bedroom with a built-in cupboard for storage.

### Bedroom 3

A rear facing bedroom with wonderful views over nearby countryside.



### Bathroom

A bright bathroom consisting of a bath and a hand basin with tiled splash backs.

### WC

A separate WC with a window to allow natural light in.

### Outbuilding

A useful addition offering room for storage with a wooden side door for access and a window to the end allowing natural light in.

### Externally

The front garden is currently laid out to include a driveway able to accommodate one/ two vehicles with a good sized lawned area to one side. The garden is surrounded by well maintained, mature hedging ensuring a sense of privacy. A path leads between the properties and into the rear garden which opens up to a fantastic, manicured lawn surrounded by mature hedging that stretches down to a low stone wall at the end with wonderful open and uninterrupted views out to fields beyond. There is an additional outhouse to utilise, perfect for storage.



### Useful Information

Tenure - Freehold.

Council tax band - A (Lancaster City Council).

Heating - Gas fire in living room, boiler has been removed.

Drainage - Mains.

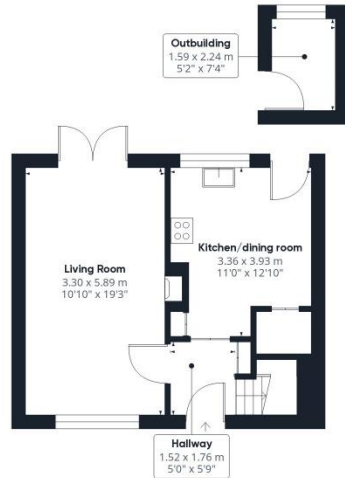
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

79.69 m<sup>2</sup>  
857.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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