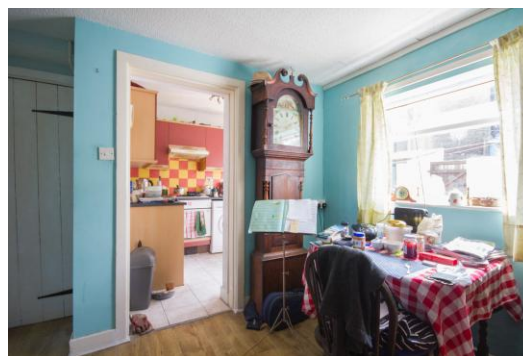




MILNE MOSER
SALES + LETTINGS



5 Pond Terrace
Carnforth
LA5 9BL

£106,000





Within walking distance of the town centre and amenities, this two bed room terrace house is an ideal first time or rental investment. There are two receptions and a kitchen extension on the ground floor and a basement cellar for storage. Both bedrooms face the front aspect and there is a generous bathroom. The enclosed yard could be great for entertaining and there are two outhouses - ideal for storing outdoor gear etc. Some cosmetic updating is needed, however the property is gas centrally heated and partially double glazed.

ACCOMMODATION

The wooden front door leads into a vestibule area and a further half glazed door leads into the lounge.

LOUNGE

17' 2" x 12' 2" (5.23m x 3.71m) max

Two UPVC double glazed windows face the front aspect and there is a gas fire set to a wooden surround. Alcove shelving, a ceiling light and radiator. Telephone point, television cabling and a half glazed door to the dining room. Stairs lead to the first floor.

DINING ROOM

10' 10" x 9' 10" (3.3m x 3m) max

A window overlooks the rear yard and there is laminate style flooring. Radiator and a ceiling light.

KITCHEN

8' 2" x 7' 0" (2.49m x 2.13m)

With a stable door leading to the rear yard, the kitchen has been fitted with coloured base and wall units with wood style worktops and tiled splashbacks. Stainless steel sink with drainer, gas hob with canopy over and an electric oven. Plumbing for a washing machine and a window overlooking the yard.

CELLAR

16' 9" x 11' 1" (5.11m x 3.38m)

Steps lead down from the dining room and the cellar has power and light.

LANDING

Having a ceiling light and doors to the two bedrooms and bathroom.



ACCOMMODATION CONTINUED

BEDROOM

12' 3" x 7' 7" (3.73m x 2.31m)

A UPVC double glazed window faces the front aspect with distant outlook towards Warton Cragg. Access to the loft, a ceiling light and radiator.

BEDROOM

12' 3" x 8' 9" (3.73m x 2.67m)

Also facing the front elevation, the second bedroom has a ceiling light, radiator and UPVC double glazed window.

BATHROOM

9' 6" x 8' 1" (2.9m x 2.46m)

Fitted with a white suite comprising cast bath with shower over, a WC and pedestal wash hand basin. Extractor, a ceiling light, radiator and built in cupboard housing the boiler.

EXTERNAL

The rear yard is fully enclosed with a gate leading to the rear access lane. A good sized yard with space for pots and furniture. There are two outhouses, one measuring 5' 11" x 5' 3" and having power connected and providing excellent storage, the other is used as a coal house.



FLOOR PLAN



This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.

DIRECTIONS

From our office on Market Street, turn towards the station, crossing the road towards the Co-Op. Adjacent to the Co-Op turn onto Hunter Street, following to the bottom, round to the right and then left. Pond Terrace is the row of houses to the left with the property located just a short distance along.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
Tenure: Freehold
Council Tax Band: A
EPC Grading: D

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