



9 Church Hill, Nether Kellet, LA6
1ER

9, Church Hill, Nether Kellet

The property at a glance 2 1 1

- Semi Detached Property
- Two Bedrooms
- Fitted Kitchen
- Reception Room
- Three Piece Bathroom
- Front & Rear Gardens
- Off Road Parking
- Freehold
- Council Tax Band C
- EPC Rating: D

R&B
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£200,000

Get to know the property

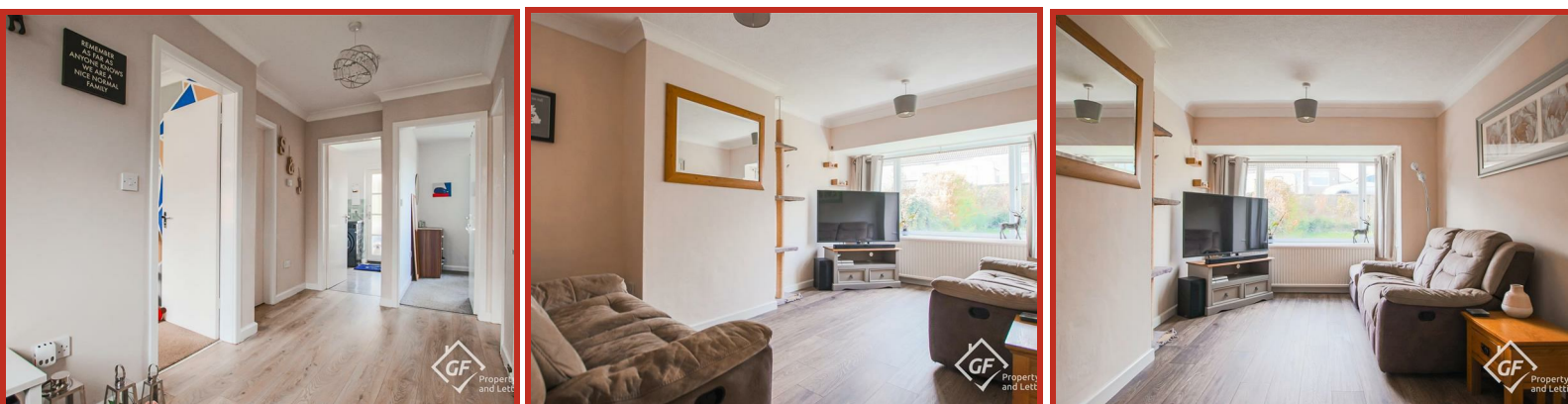


A DECEPTIVELY SPACIOUS TWO-BEDROOM TRUE BUNGALOW

Peacefully positioned on a quiet cul-de-sac in a picturesque location in Nether Kellet, with gorgeous countryside views and access to beautiful scenic walks, this two-bedroom, true bungalow is being welcomed to the property market. Ideally suited for a small family, or a couple looking for single storey living, the property is well located for accessing the nearby Limeburners Arms and Nether Kellet Community Primary School as well as being only a short drive from Carnforth, Lancaster and Morecambe.

The property comprises briefly: entrance to a welcoming hallway with doors leading to two bedrooms, a well proportioned reception room, a three-piece bathroom suite, and a fitted kitchen. The kitchen leads to a rear porch with access to the rear garden. Externally the property boasts a laid to lawn rear garden. The front has a laid to lawn garden with bedding areas, steps to the front entrance door and a driveway providing off-road parking.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram.





Ground Floor

Entrance Hallway

UPVC double glazed entrance door, central heating radiator, coving, wood effect flooring and doors to reception room, kitchen, two bedrooms and bathroom.

Bedroom One

4.04m x 2.87m (13'3 x 9'5)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

2.67m x 2.62m (8'9 x 8'7)

UPVC double glazed window, central heating radiator and coving.

Reception Room

4.70m x 3.02m (15'5 x 9'11)

UPVC double glazed box bay window, central heating radiator, coving, television point and wood effect flooring.

Kitchen

3.58m x 2.57m (11'9 x 8'5)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, space for dryer, integrated fridge, wood effect flooring and door to the back porch.

Back Porch

1.52m x 0.79m (5' x 2'7)

UPVC double glazed window and door to the rear.

Bathroom

2.44m x 1.68m (8' x 5'6)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, extractor fan, part tiled elevations, vinyl flooring and linen closet.

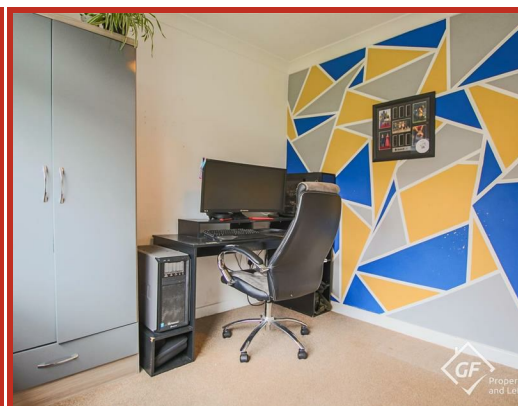
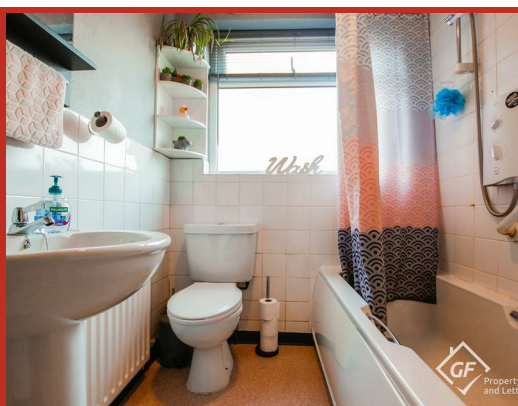
External

Front

Laid to lawn garden and driveway providing off road parking leading to further gated parking.

Rear

Laid to lawn garden.



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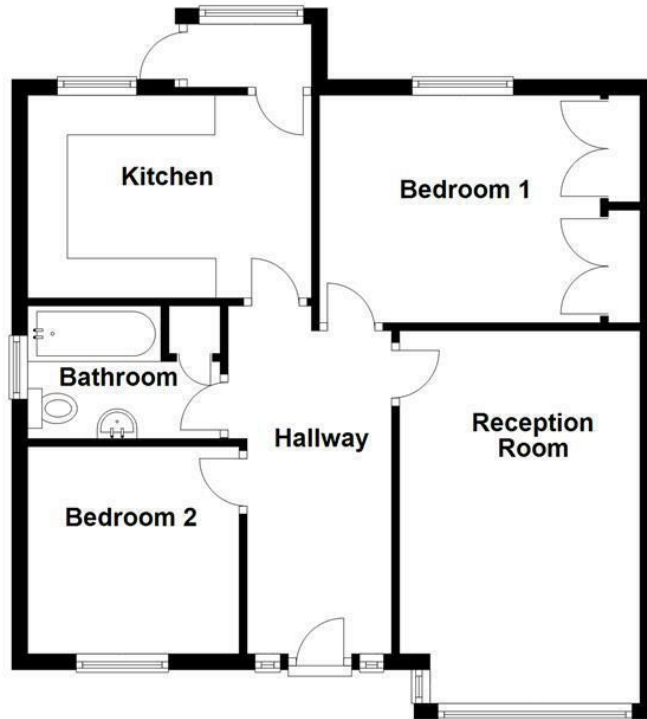
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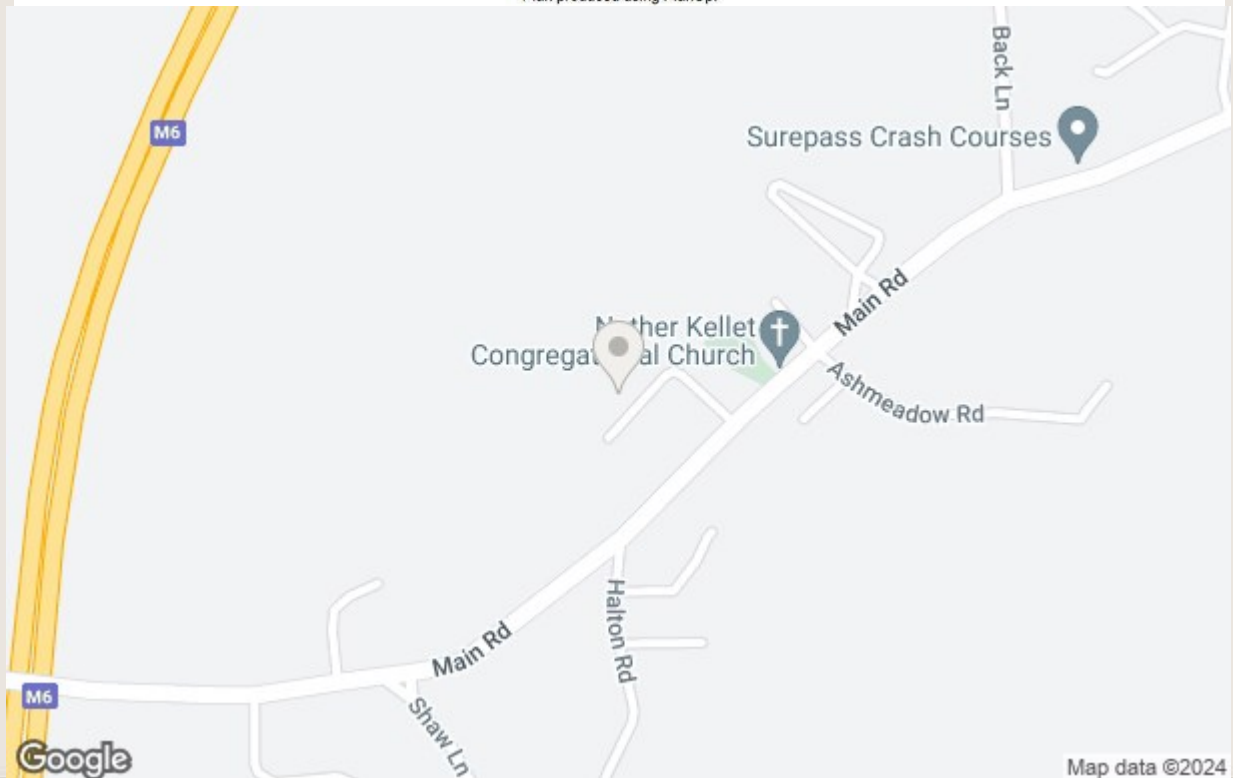
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Take a nosey round

Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(65-80) C	
(55-64) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC