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ESTATE AGENTS

30 New Street, Carnforth, LA5 9BX

30, New Street, Carnforth

The property at a glance 3 2 2

- Terraced Property
- Three Bedrooms
- Two Bathrooms
- New Kitchen to be Fitted.
- Two Reception Rooms
- Enclosed Rear Yard
- On Street Parking
- Freehold
- Council Tax Band: B
- EPC Rating: D

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01524 889000
lancaster@rbestateagents.co.uk
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£200,000

Get to know the property



****Further Updates in Progress including Kitchen Units****

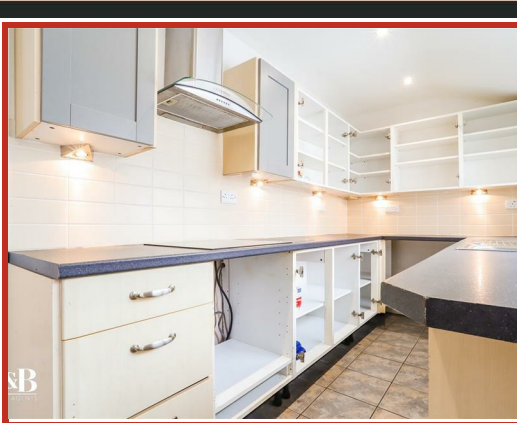
Nestled in the charming town of Carnforth, this delightful mid-terrace house on New Street offers a wonderful opportunity for both families and professionals alike. With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-proportioned layout includes three inviting bedrooms, perfect for accommodating family members or guests. Additionally, the house features two bathrooms, conveniently located on the first and second floors, ensuring comfort and privacy for all.

One of the standout features of this home is the study area, which presents an excellent opportunity for those who work from home or require a quiet space for study. The property is currently a blank slate, allowing new owners to infuse their personal style and preferences into the space, creating a home that truly reflects their taste.

With its combination of space, functionality, and potential, this mid-terrace house on New Street is a fantastic opportunity for anyone looking to settle in the picturesque town of Carnforth. Don't miss the chance to make this property your own and enjoy all that this lovely area has to offer.





Ground Floor

Hall

UPVC entrance door, central heating radiator, coving, tiled floor, stairs to first floor and doors to two reception rooms.

Reception Room One

4.09m x 3.68m (13'5 x 12'1)

UPVC double glazed bay window, central heating radiator, coving, living flame electric fire, tiled hearth and surround, marble mantle, TV point and storage.

Reception Room Two

4.42m x 4.11m (14'6 x 13'6)

UPVC double glazed window, central heating radiator, living flame electric fire, stone hearth and surround, wood mantle, alcove archway and shelving, under stairs storage and door to kitchen.

Kitchen

3.86m x 1.85m (12'8 x 6'1)

UPVC double glazed window, spotlights, wall and base units, laminate worktops, four ring electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for integrated oven, space for fridge, under unit lighting, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

Stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

4.85m x 3.48m (15'11 x 11'5)

UPVC double glazed window and central heating radiator.

Bedroom Two

5.13m x 2.51m (16'10 x 8'3)

UPVC double glazed window, central heating radiator and TV point.

Bathroom

3.05m x 2.36m (10' x 7'9)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, illuminated mirror, storage cupboard, part tiled elevation and vinyl flooring.

Second Floor

Landing

4.57m x 2.79m (15' x 9'2)

Velux window, central heating radiator, smoke alarm, storage cupboard housing Vaillant boiler, eaves storage and door to bedroom three.

Bedroom Three

3.30m x 2.64m (10'10 x 8'8)

Velux window, central heating radiator, spotlights, eaves storage and door to en suite.

En Suite

2.59m x 1.32m (8'6 x 4'4)

Velux window, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in corner enclosure, illuminated mirror, part tiled elevation and tiled flooring.

External

Rear

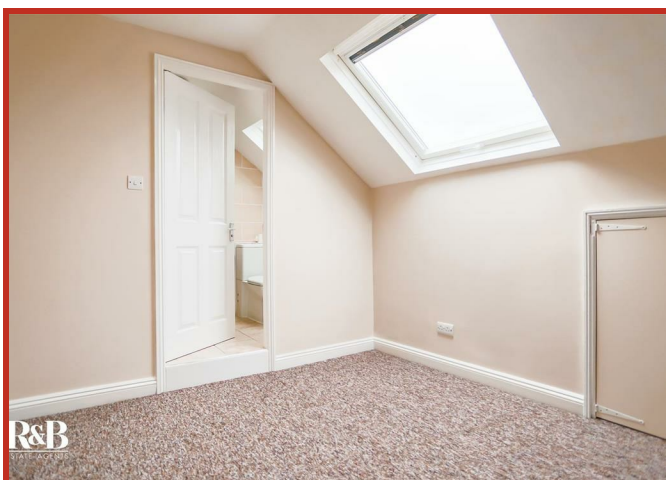
Enclosed yard, storage shed, bin storage, outdoor tap and gated access to rear.



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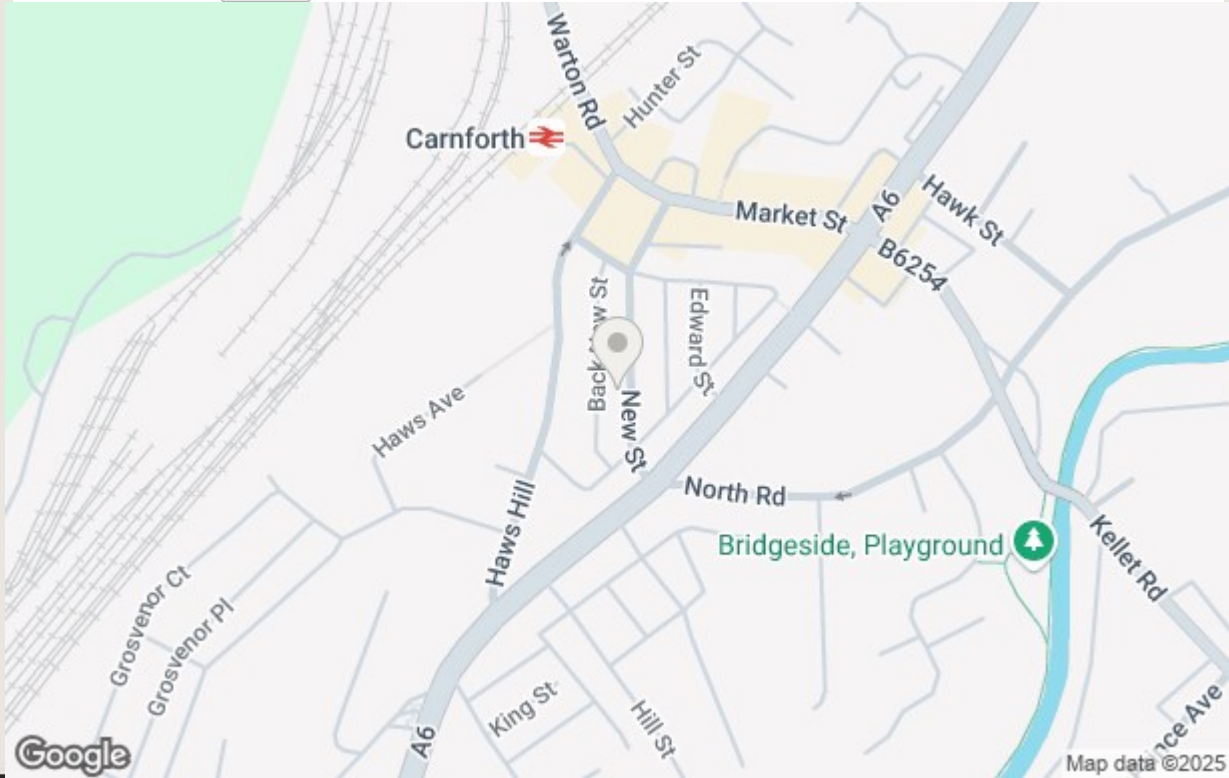
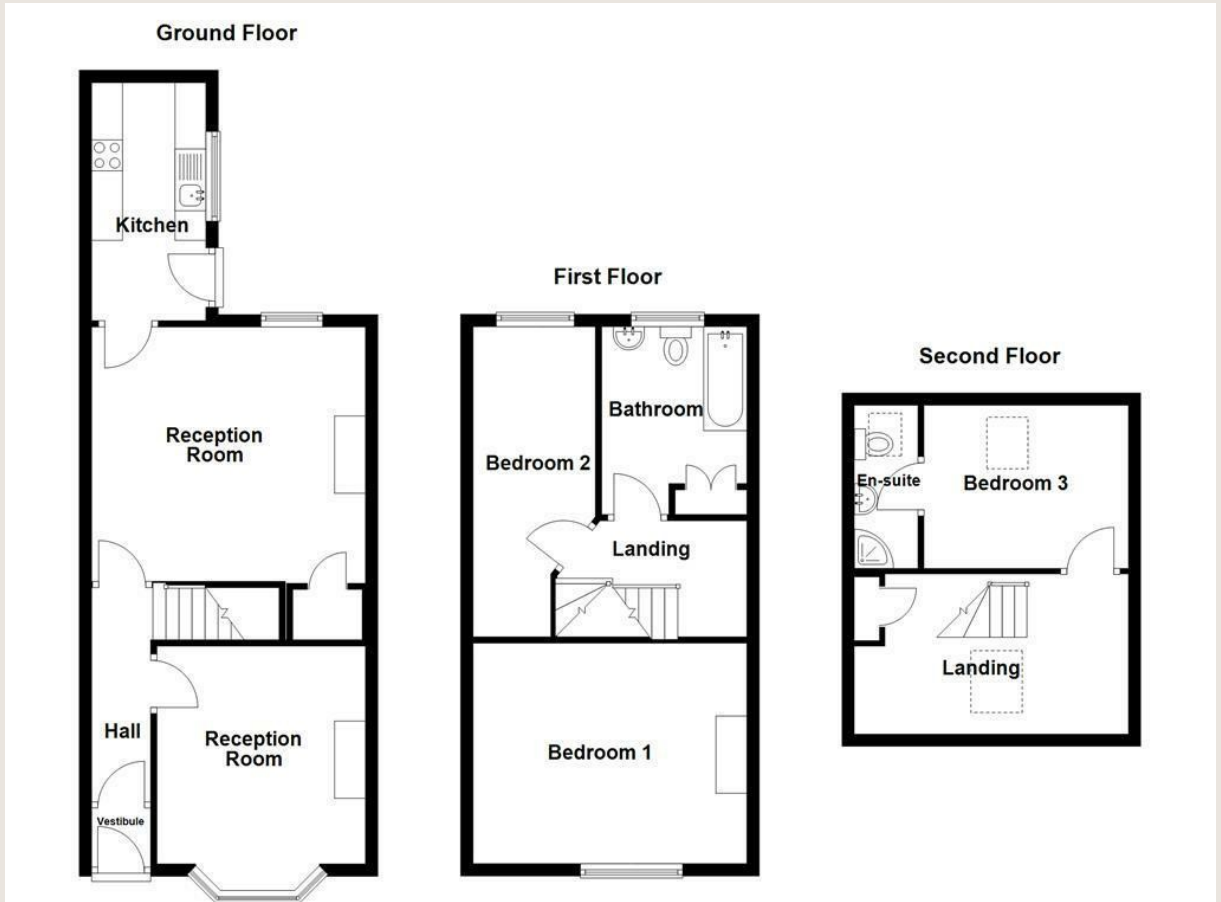
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		55	
(55-68) D			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	