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ESTATE AGENTS

48 Windermere Road, Carnforth,
LA5 9AR

48, Windermere Road, Carnforth

The property at a glance **3** **1** **1**

- Mid Terraced Property
- Three Bedrooms
- Kitchen & Dining Room
- Spacious Living Room
- Cul-de-sac Location
- Fully Rewired and Re-Plastered in the Last 5 Years.
- Private & Enclosed Rear Garden
- Property Band: A
- Tenure: Freehold
- EPC: D

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www.rbestateagents.co.uk

£210,000

Get to know the property



SOLD WITH NO CHAIN Nestled in the charming cul-de-sac of Windermere Road, Carnforth, this delightful mid-terraced house offers a perfect blend of comfort and scenic beauty. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The well-proportioned reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests. This home has been lovingly renovated by the current owners and has been fully rewired and re-plastered in the last 5 years.

The property boasts a beautiful and private outlook, allowing residents to enjoy the tranquillity of the surrounding area. The spacious rooms throughout the house create a sense of openness, making it a delightful place to call home.

Situated in a peaceful location, this mid-terraced house is not only a haven of comfort but also a gateway to the stunning landscapes that Carnforth has to offer. Whether you are looking to enjoy leisurely walks or simply appreciate the beauty of your surroundings, this property is sure to impress.

With its combination of spacious living, scenic views, and a serene setting, this home on Windermere Road is an excellent opportunity for those seeking a new place to settle down. Don't miss the chance to make this lovely property your own.





Entrance Hall

UPVC door into entrance hall, doors to living room, kitchen/diner and stairs to first floor.

Living Room

UPVC tilt/turn window, radiator, integrated storage and TV point.

Kitchen/Diner

UPVC tilt/turn window, radiator, high gloss wall and base units with laminate worktops, double oven in high rise unit, four ring electric hob, touch screen extractor fan, sink with mixer tap and draining board, space for fridge/freezer, washing machine and dryer, spotlights, laminate flooring and UPVC French doors to rear.

First Floor

Landing

Smoke alarm, loft access, coving, doors to bedroom one, two and three, separate WC and bathroom.

Bedroom One

UPVC tilt/turn window and radiator.

Bedroom Two

UPVC window and radiator.

Bedroom Three

UPVC tilt/turn window, radiator and coving.

External

Front

Paved area, driveway for two cars and laid to lawn.

Rear

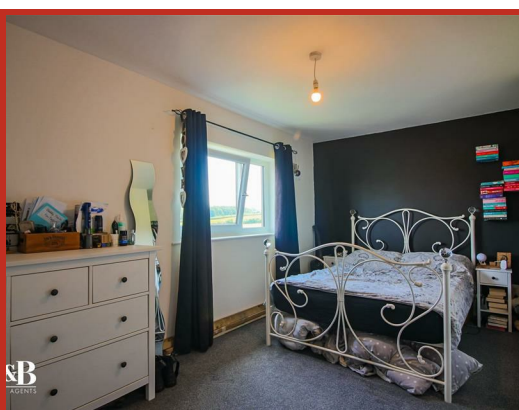
Paved area, Astroturf, outdoor lighting and storage sheds.

Bathroom

UPVC window, vanity wash basin with mixer tap, panel bath with mixer tap, electric shower over bath, fully tiled surround and tiled flooring.

Separate WC

UPVC window, dual flush WC and tiled flooring.



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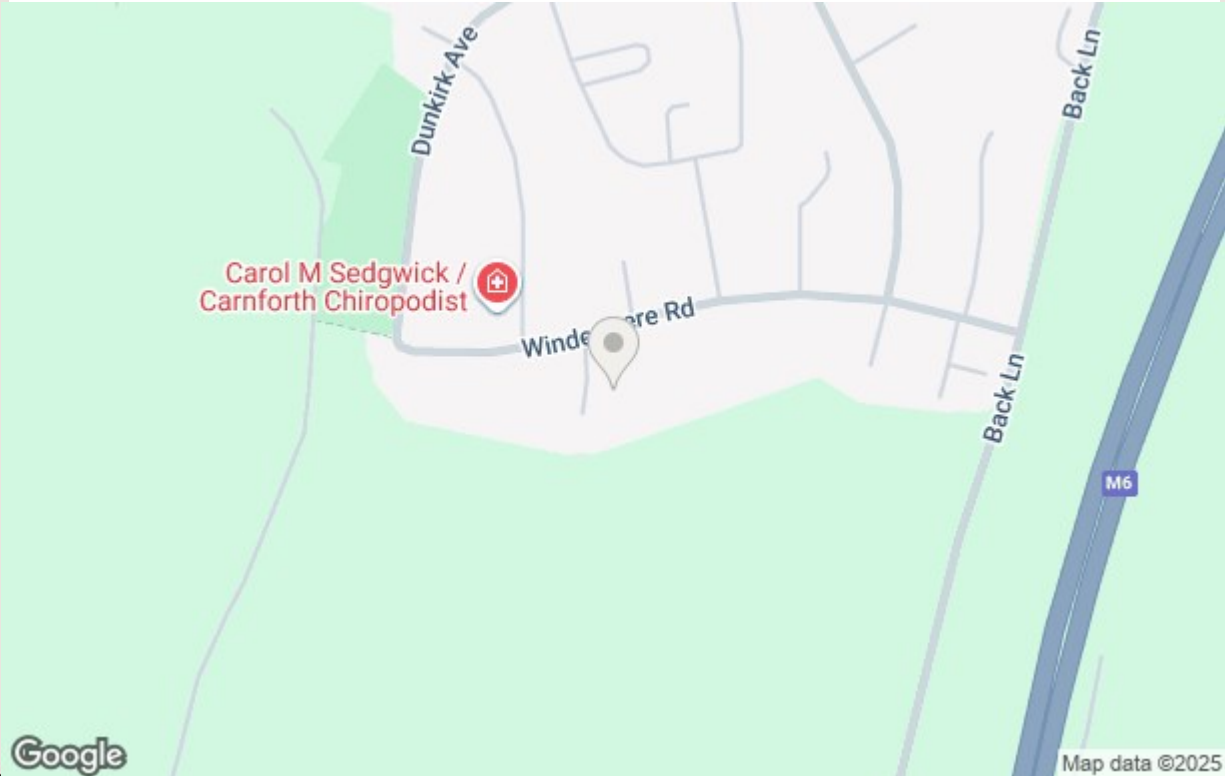
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Take a nosey round



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-64) D	
(49-54) 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 2009/31/EC	
			