



**R&B**  
ESTATE AGENTS

4 The Herb Gardens, Arkholme,  
Carnforth, LA6 1RA

4, The Herb Gardens, Arkholme, Carnforth

## The property at a glance 2 1 1

- Semi Detached Property
- Perfect Opportunity for First Time Buyers
- 58% Ownership - Shared with Lancaster Council
- Buyers Must Be Qualified
- Spacious Living Room
- Two Bedrooms
- Downstairs WC
- Peaceful Village Location
- EPC: TBC
- CTB: B

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[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£145,000**



# Get to know the property



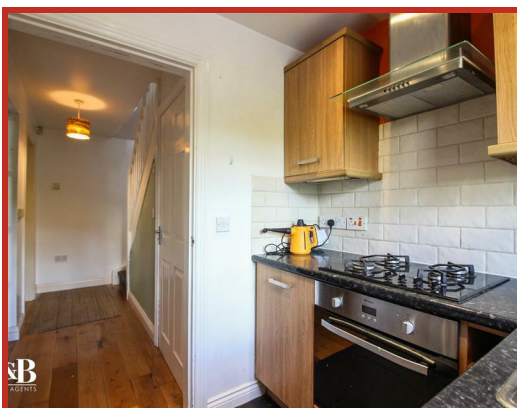
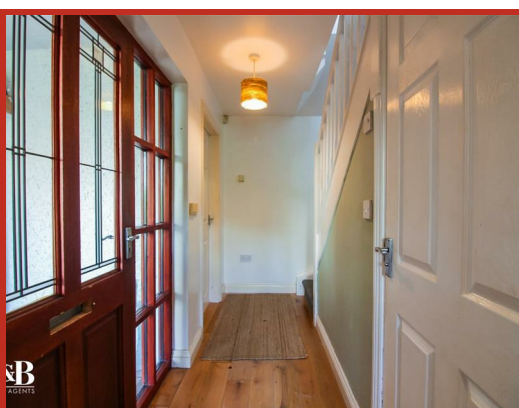
\*Offered at 58% Shared Ownership with Lancaster City Council - Buyers Must Be Qualified By The Lancaster Affordable Housing Scheme\*

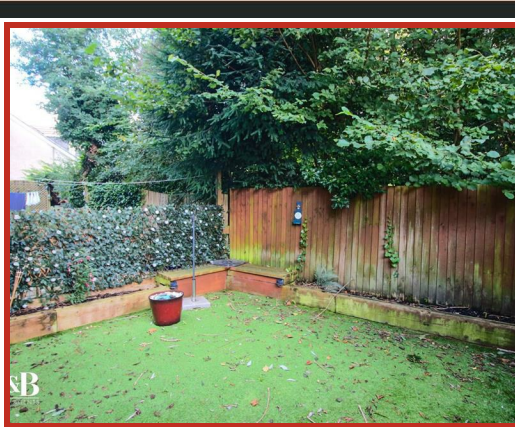
Nestled in the charming village of Arkholme, Carnforth, this delightful semi detached house at The Herb Gardens presents an excellent opportunity for first-time buyers seeking a tranquil lifestyle. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting layout includes a convenient downstairs WC, enhancing the practicality of the home.

The peaceful village location provides a serene environment, perfect for those looking to escape the hustle and bustle of city life while still enjoying easy access to local amenities. The surrounding area boasts picturesque countryside views, ideal for leisurely walks and outdoor activities.

This property is not just a house; it is a place where you can create lasting memories. With its appealing features and welcoming atmosphere, it is a perfect canvas for you to personalise and make your own. Whether you are starting your journey into homeownership or seeking a peaceful retreat, this end terrace house is a wonderful choice. Do not miss the chance to view this charming home in a lovely village setting.

Please contact the office for more details on shared ownership!





### **Hallway**

Entrance into hall, thermostat, laminate flooring, opening to kitchen, doors to living room, WC and stairs to first floor.

### **Kitchen**

Double Glazed Window, mix of wall and base units with laminate worktops, integrated oven, four ring gas hob, extractor fan, sink with mixer tap, tiled splash back, space for fridge/freezer, spotlights and tiled flooring.

### **Living Room**

Double glazed window, radiator, TV point and double glazed double door to rear.

### **WC**

Radiator, dual flush WC, wall mounted corner wash basin with traditional taps, tiled splashback and vinyl flooring.

### **First Floor**

#### **Landing**

Double glazed window, radiator, loft access, storage cupboard, doors to bedroom one, bedroom two and bathroom.

#### **Bedroom One**

Double glazed window, radiator and built in wardrobes.

#### **Bedroom Two**

Double glazed window, radiator and built in wardrobes.

### **Bathroom**

Double glazed window, radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, direct feed shower over bath, extractor fan, partially tiled surround, spotlights, laminate worktops, plumbing for washing machine and vinyl flooring.

### **External**

#### **Front**

Patio area and off road parking for one.

#### **Rear**

Raised beds and Astro Turf.



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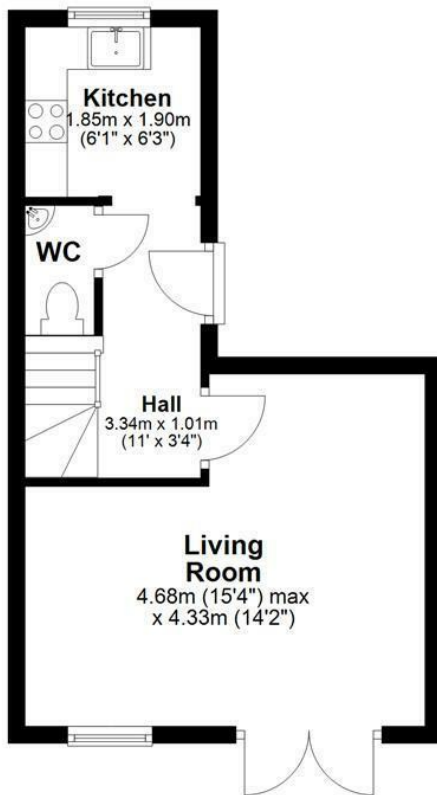
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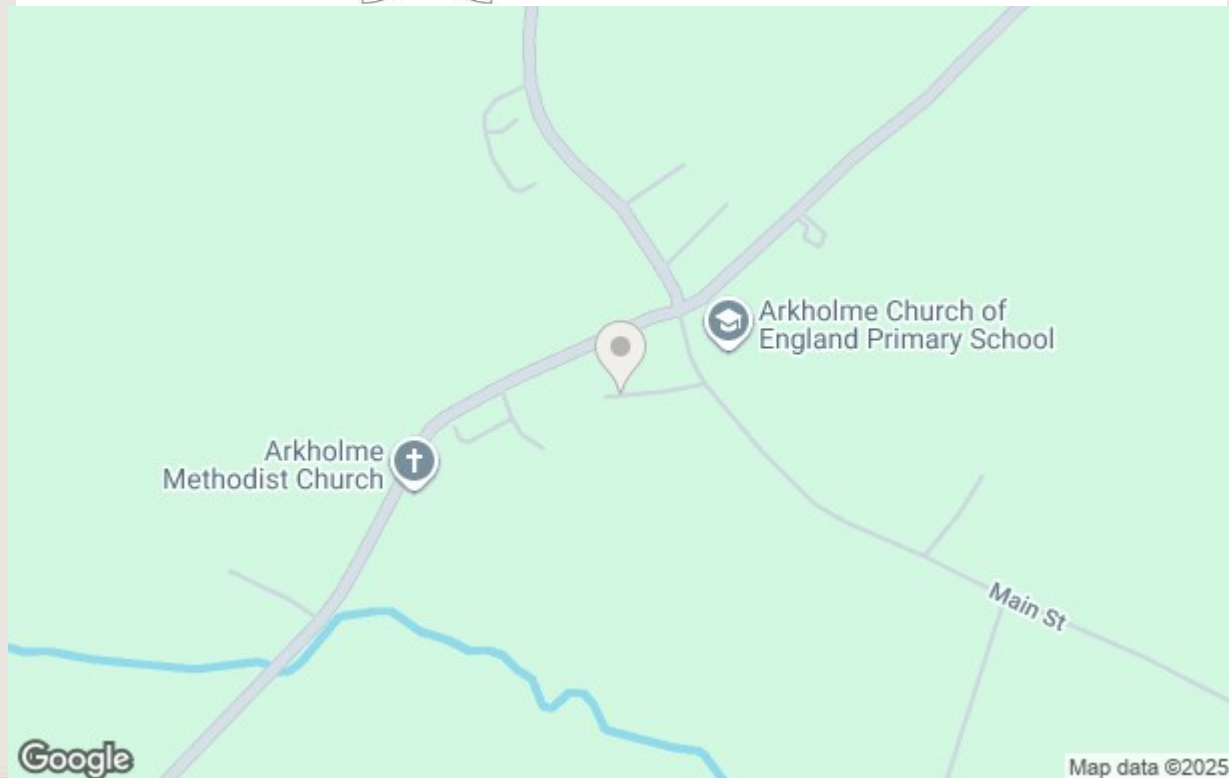
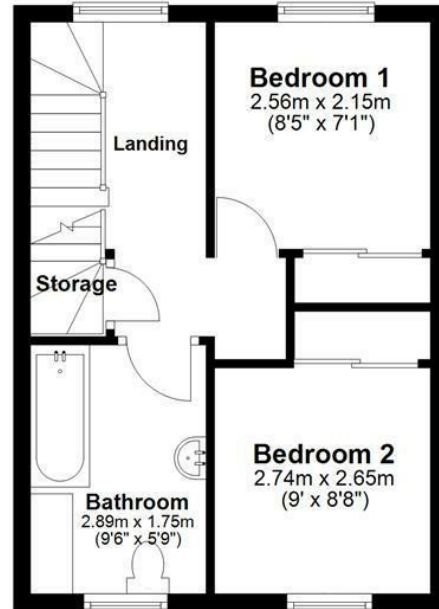
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# Take a nosey round

Ground Floor



First Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	