



**R&B**  
ESTATE AGENTS

Lund House, 65 Lancaster Road,  
Carnforth, LA5 9DZ

65, Lancaster Road, Carnforth

## The property at a glance 3 2 2

- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Wet Room
- Gardens to Front, Rear & Parking
- Offered With No Chain Delay
- Excellent Transport Links
- Tenure: Freehold
- Property Band: C
- EPC: E

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

**£230,000**



# Get to know the property



Situated on Lancaster Road in the charming town of Carnforth, this versatile detached house presents an excellent opportunity for both investors and families alike. With three well-proportioned bedrooms and two bathrooms, the property offers ample space for comfortable living.

The two reception rooms provide a welcoming atmosphere, perfect for entertaining guests or enjoying quiet family time. While the property is in need of some works of improvement, this allows for the new owner to personalise the space to their own taste and requirements, making it a truly unique home.

Situated in a prime location, this property boasts convenient access to the M6 motorway, ensuring easy travel to nearby cities and attractions. Additionally, the stunning Lake District is just a short drive away, offering a wealth of outdoor activities and breathtaking scenery.

This house is not only a fantastic family home but also a promising investment opportunity, given its potential for enhancement and desirable location. With a little vision and effort, this property could be transformed into a wonderful residence that meets all your needs. Don't miss the chance to make this house your own in the picturesque setting of Carnforth.





### **Vestibule**

UPVC double glazed door, original tiled floor, door leading to reception room.

### **Kitchen**

2 x UPVC glazed windows, central heating radiator, wall, drawer and base units, hood extractor, gas hob, electric oven, composite sink with mixer tap, extractor fan, lino floor.

### **Reception Room**

UPVC double glazed bay window, log burner fire, brick surround, granite tile hearth, laminate floor, stairs to first floor.

### **Hallway**

Doors leading to cellar, reception room 2, wet room, kitchen, UPVC double glazed door to rear.

### **Reception Room 2**

UPVC double glazed windows, storage cupboards, main central heating radiator.

### **Wet Room**

UPVC double glazed window, extractor fan, cladded walls, dual flush WC, wall mounted sink, main-feed shower, lino floor.

### **Landing**

UPVC double glazed window, central heating radiator, loft access, stairs leading to ground floor, doors leading to bedrooms 1, 3 and bathroom.

### **Bathroom**

UPVC double glazed window, mains central heating radiator, half tiling to complement, dual flush WC, pedestal sink with traditional taps, corner panelled bath with traditional taps and rinse head, wood floor.

### **Bedroom 1**

3 x UPVC double glazed windows, mains central heating radiator.

### **Bedroom 2**

Mains central heating radiator.

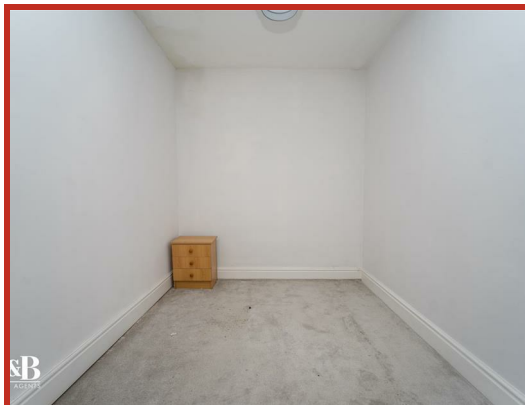
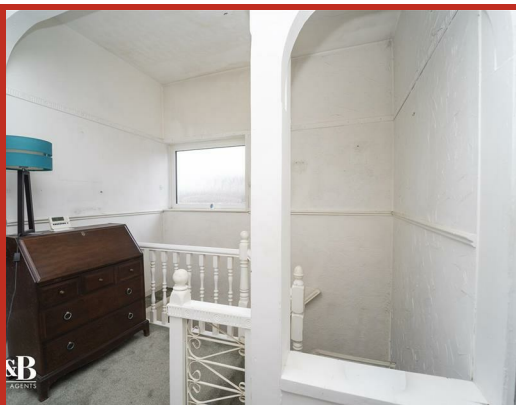
### **Bedroom 3**

UPVC doubled glazed window, central heating radiator.

### **External**

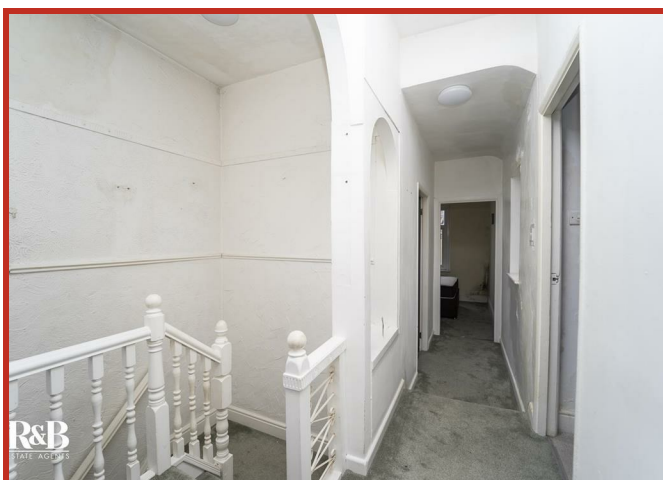
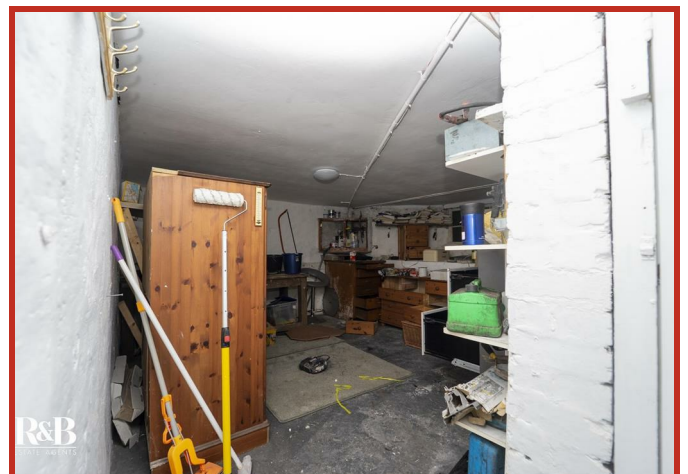
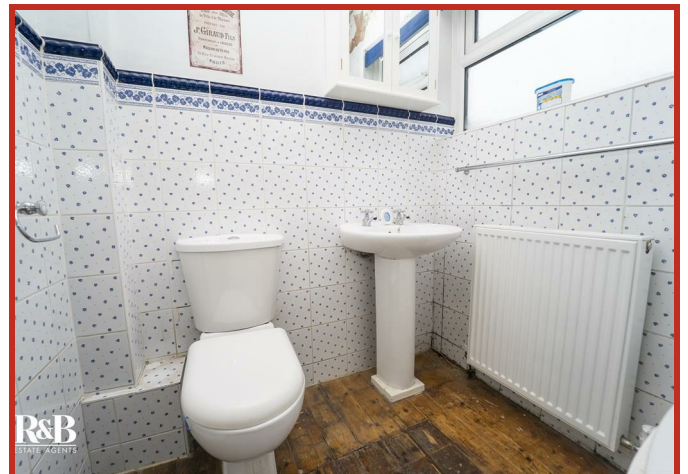
Concrete footpath to the front with pathway and mature shrubs,

Concrete rear yard.





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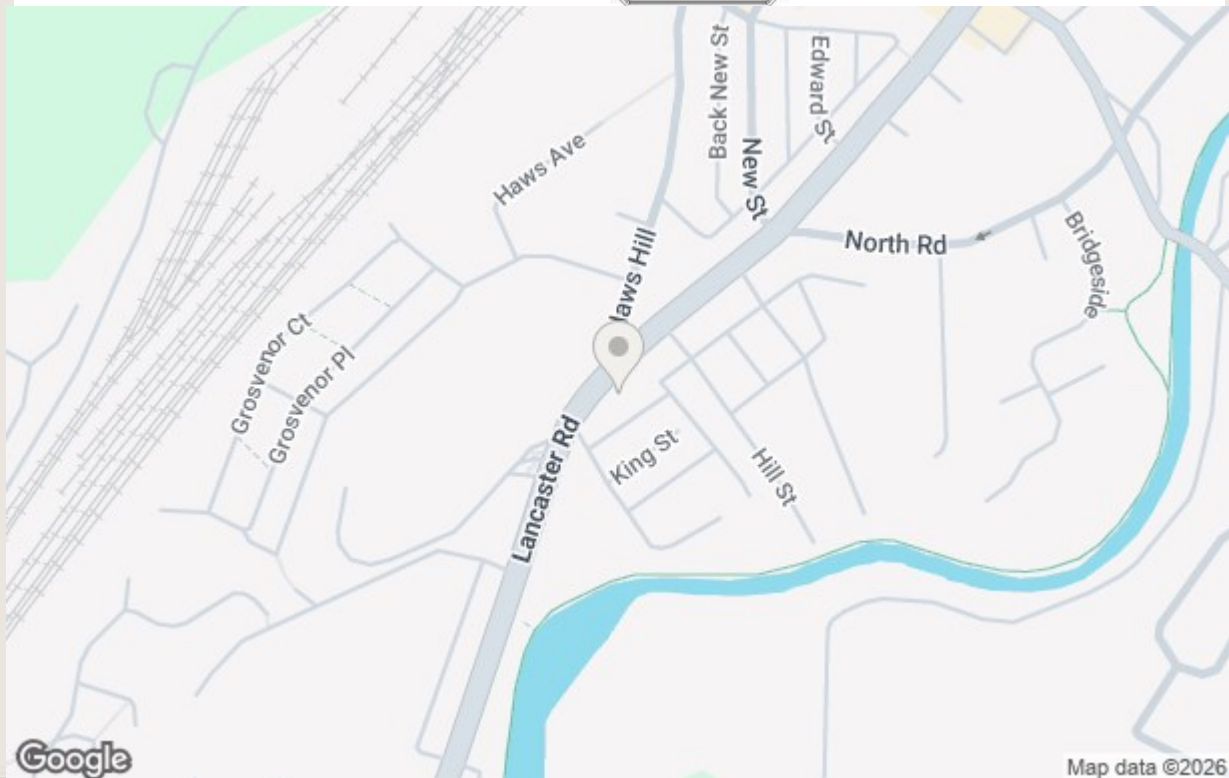
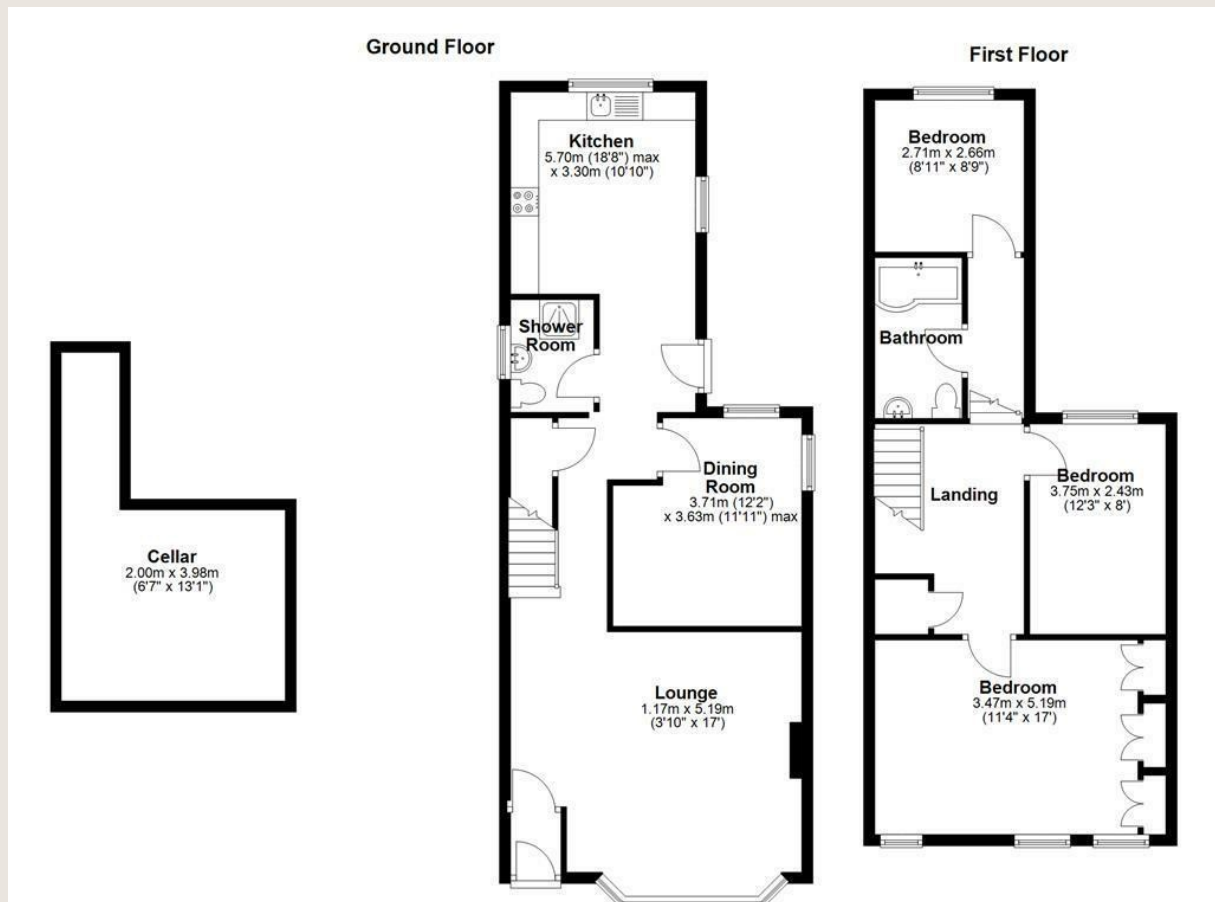
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>43</b>
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>43</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>			
(69-80) <b>C</b>			
(55-68) <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	