



9 Windermere Road,
Carnforth, LA5 9AR

9, Windermere Road, Carnforth

The property at a glance

2  1  1 

- Semi Detached Property
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen And Separate Utility Room
- Three Piece Bathroom
- Rear Garden
- On Street Parking
- Freehold
- Council Tax Band: A
- EPC Rating: D



Get in touch today

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£197,500

Get to know the property



Nestled on the charming Windermere Road in Carnforth, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a tranquil retreat. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The stylish kitchen, complemented by a convenient utility room, is perfect for culinary enthusiasts and offers a modern touch to everyday living.

The inviting reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings at home. The private and enclosed garden is a true gem, offering a serene outdoor area for gardening, play, or simply unwinding in the fresh air.

Situated in a desirable location, this home is conveniently close to local schools and amenities, making it an ideal choice for families and professionals alike.

This property is a wonderful blend of comfort, style, and practicality, making it a must-see for anyone looking to settle in the picturesque town of Carnforth. Don't miss the chance to make this charming house your new home.





Ground Floor

Hall

1.02m x 1.68m (3'4 x 5'6)

Composite entrance door, UPVC double glazed window, smoke detector, tiled floor, stairs to first floor and doors to reception room and kitchen.

Reception Room

4.88m x 3.20m (16' x 10'6)

UPVC double glazed window, central heating radiator, electric fire and wood effect flooring.

Kitchen

3.86m x 2.69m (12'8 x 8'10)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, composite inset sink, integrated double oven, four burner gas hob, extractor hood, integrated microwave, integrated dishwasher, tiled floor and door to utility room.

Utility Room

2.69m x 1.68m (8'10 x 5'6)

UPVC double glazed window, central heating radiator, tiled floor, storage and door to rear.

First Floor

Landing

4.04m x 1.65m (13'3 x 5'5)

UPVC double glazed window, loft access, smoke detector, storage cupboards and doors to two bedrooms and bathroom.

Bedroom One

3.84m x 3.12m (12'7 x 10'3)

UPVC double glazed window, central heated radiator and storage.

Bedroom Two

3.84m x 2.62m (12'7 x 8'7)

UPVC double glazed window, central heating radiator, fitted wardrobe and boiler storage.

Bathroom

1.78m x 1.70m (5'10 x 5'7)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps and electric feed shower over, part tiled elevations and tiled floor.

External

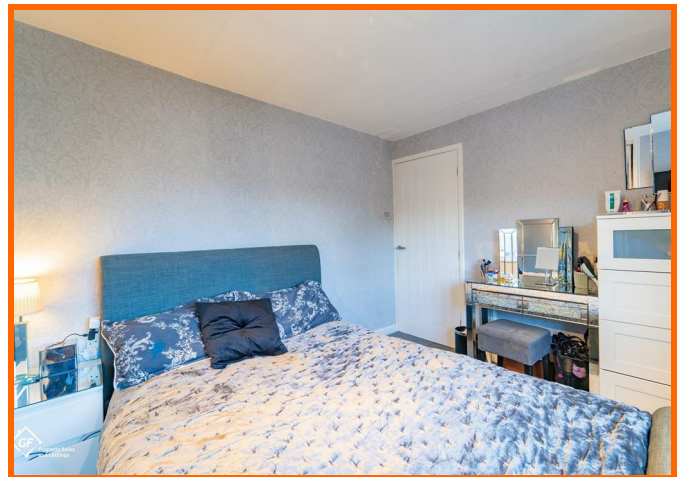
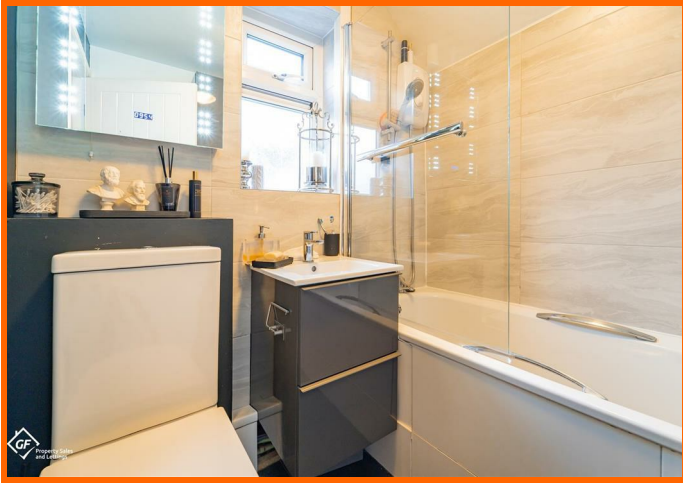
Front

Laid to lawn, paving and gate access.

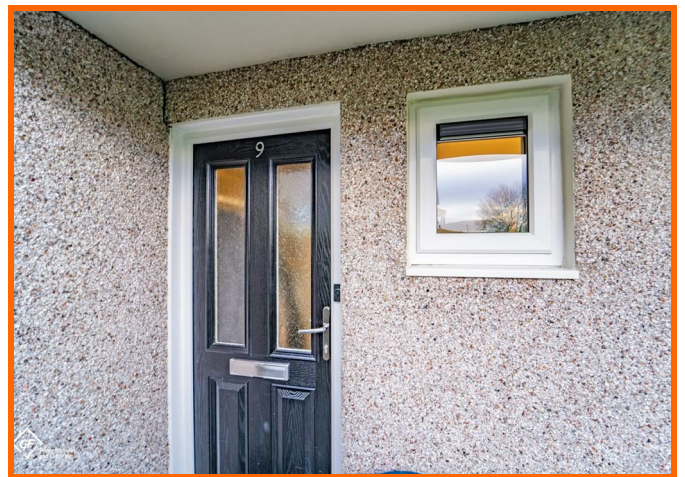
Rear

Elevated decking, paved patio and sheds.

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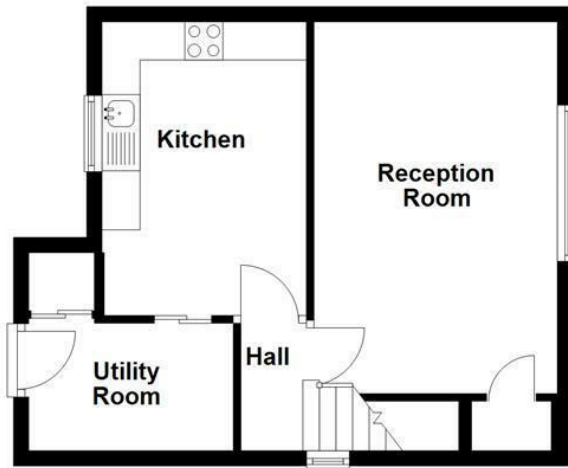


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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	86		
	66		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(65-80) C</small> <small>(55-64) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(82 plus) A</small> <small>(61-81) B</small> <small>(45-60) C</small> <small>(35-48) D</small> <small>(29-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	