

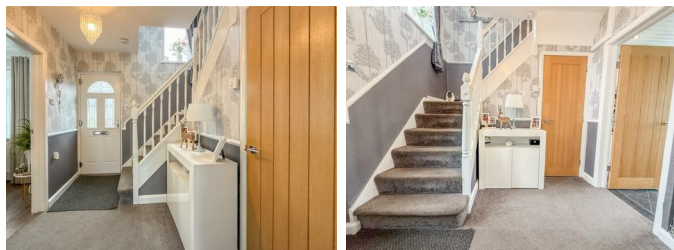


60 Carnforth Gardens, NE9 6YH

Offers Over £195,000

Nestled in the sought-after Carnforth Gardens, this immaculately presented semi-detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a desirable location. Upon entering, you are greeted by a well-appointed entrance hallway that provides ample storage. The living room is a true highlight, featuring an inglenook fireplace with a dual fuel burner, creating a warm and inviting atmosphere. From here, patio doors lead into a delightful garden room, adorned with Karndean flooring, which seamlessly connects to the rear garden through elegant French doors. The kitchen is a chef's dream, equipped with integrated appliances including a double oven, induction hob, and dishwasher. It boasts stunning views of the surrounding area, making meal preparation a pleasure. The enclosed side hallway adds to the practicality of the layout, while the utility room offers additional convenience. The first floor comprises four generously sized bedrooms, providing ample space for relaxation and rest. The family bathroom is well-appointed, catering to the needs of the household. Outside, the property is surrounded by beautifully maintained gardens to both the front and rear, offering a tranquil space for outdoor enjoyment. With its impressive accommodation and stunning views, this home is a must-see for anyone looking to settle in a charming community. We highly recommend scheduling a viewing to fully appreciate all that this exceptional property has to offer.

ENTRANCE HALLWAY



LIVING ROOM

21'4" x 11'10" (6.52m x 3.63m)



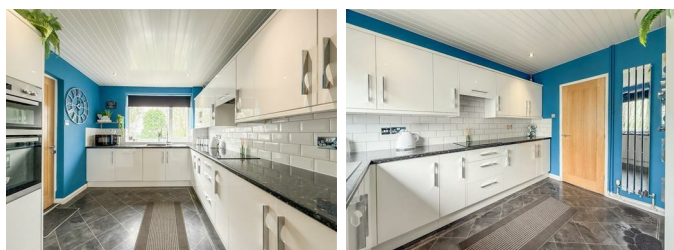
GARDEN ROOM

11'11" x 10'3" (3.64m x 3.13m)



KITCHEN

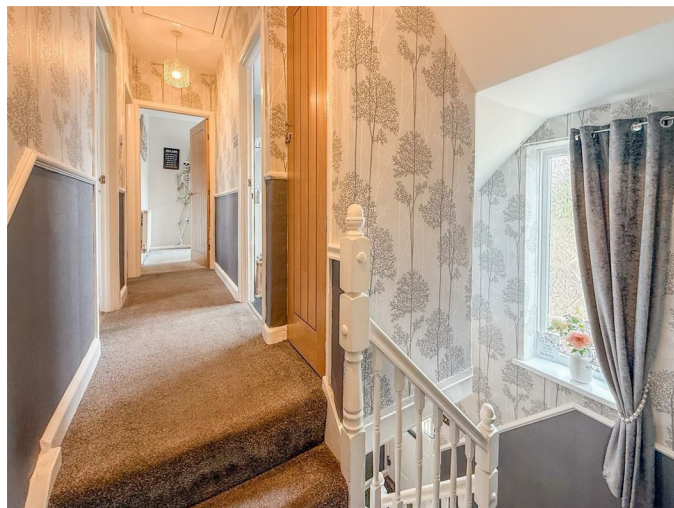
11'7" x 9'4" (3.55m x 2.86m)



SIDE HALLWAY

17'2" x 3'3" (5.24m x 1.00m)

HALF LANDING

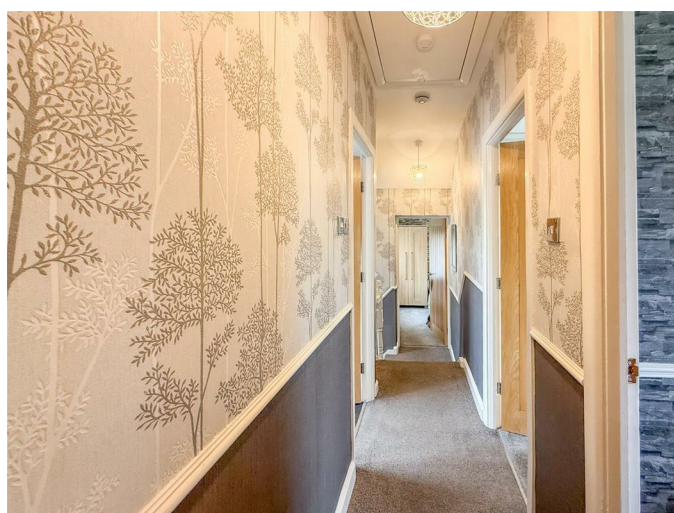


BEDROOM THREE

12'1" x 9'1" (3.69m x 2.78m)



FIRST FLOOR LANDING



FAMILY BATHROOM

7'8" x 5'5" (2.35m x 1.66m)



BEDROOM FOUR

8'10" x 8'2" (2.71m x 2.50m)

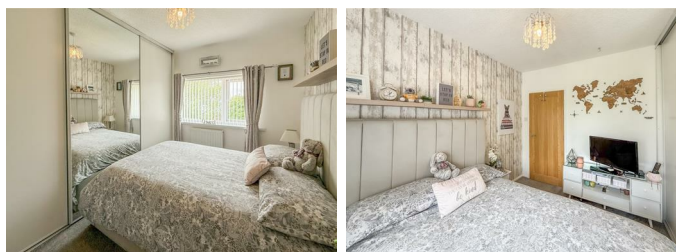


EXTERNAL



BEDROOM ONE

11'2" x 9'5" to wardrobes (3.42m x 2.89m to wardrobes)



BEDROOM TWO

11'3" x 7'9" to robes (3.43m x 2.37m to robes)

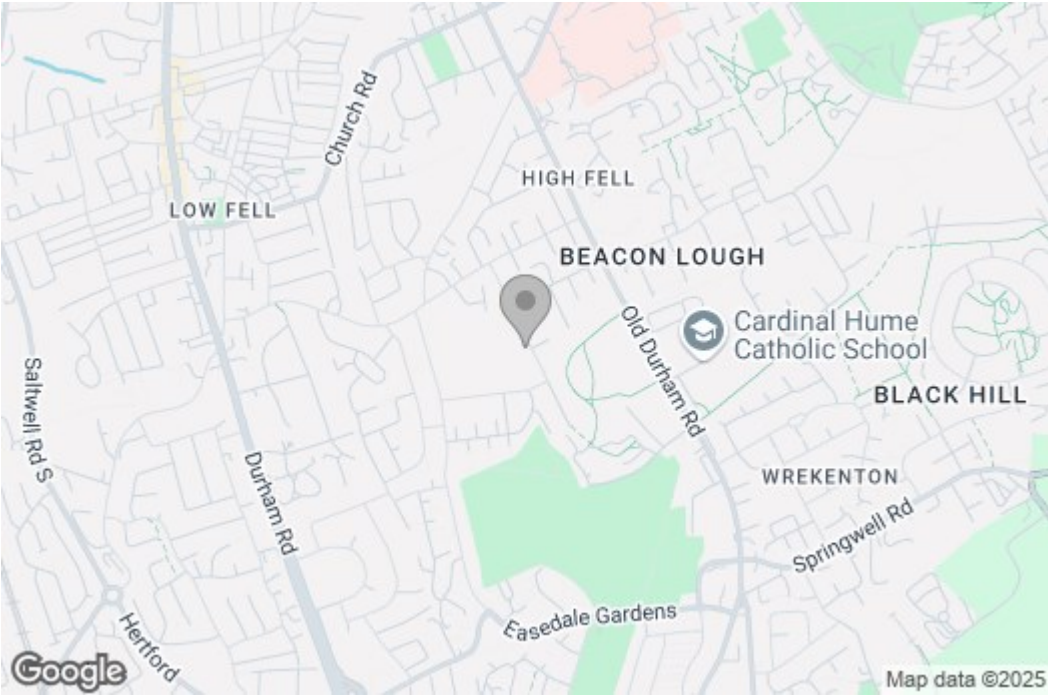


Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

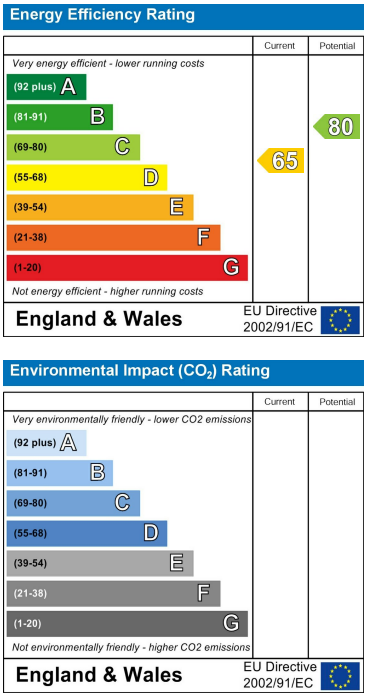
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.

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