

## Carnforth

**£170,000**

10 Russell Road  
Carnforth  
Lancashire  
LA5 9AQ

This fantastic Mid-Terraced home with ample accommodation, would appeal to many. With a cosy and comfortable living room, spacious dining room and extended kitchen. With three good-sized bedrooms and a family bathroom. The rear walled garden provides the perfect place for entertaining, with on road parking to the front.

Convenient for the M6 motorway, Carnforth Train station and local schools and shops. Offered to the market with No Chain.

Property Ref: C2173

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Dining Room



Kitchen

**Location** From the Hackney & Leigh office in Carnforth, turn right and proceed north on Market Street. At the traffic lights, proceed straight ahead onto Kellet Road. Continue straight on and take the third right onto Russell Road (directly across from the High School). The property is situated on the right hand side and can be located by our For Sale sign.

**Accommodation (with approx dimensions)**

**Dining Room** 12' 8" x 8' 0" (3.86m x 2.44m) Entered via a PVCu double glazed door, this cosy room is fitted with a PVCu double glazed window, recessed shelving and built in cupboards, feature period stone hearth and cast iron surround. With original picture rail below ceiling architrave, two ceiling light points, laminate flooring and a radiator.

**Inner Hall** Stairs leading to the first floor.

**Living Room** 12' 8" x 10' 4" (3.86m x 3.15m) Feature stone hearth and surround, period built in storage cupboard and under stairs storage. Period picture rail below ceiling architrave, with a PVCu double glazed window over looking the rear garden, ceiling light point and a radiator.

**Kitchen** 20' 5" x 5' 11" (6.22m x 1.8m) Fitted with a range of wall and base units with a complementary worktop over, with a stainless steel sink unit with a mixer tap and drainer. Integrated oven, space for a fridge freezer and plumbing for a washing machine. With two PVCu double glazed windows and a PVCu double glazed door leading out into the rear garden. With a wall mounted boiler and a radiator.

**First Floor Landing** With doors leading into the bedrooms and stairs leading to the second floor.

**Bedroom Two** 12' 5" x 10' 6" (3.78m x 3.2m) A spacious, light and bright room with exposed Lath and plaster wall, fitted with a PVCu double glazed window to the rear aspect and a radiator.

**Bedroom Three** 12' 7" x 8' 1" (3.84m x 2.46m) A spacious bedroom, fitted with a PVCu double glazed window, a useful under stair storage cupboard. With coving to the ceiling and a radiator.

**Second Floor Landing** Stairs lead to the second floor, with doors leading into a bedroom and a bathroom.





Living Room

**Family Bathroom** Spacious newly modernised family bathroom fitted with a four piece suite consisting of a double ended bath, hand basin, double shower enclosure, double doored soft close vanity unit and combined W.C. Exposed ceiling beam, PVCu double glazed window, and a radiator.

**Bedroom One** 12' 6" x 10' 6" (3.81m x 3.2m) Another spacious double bedroom with exposed ceiling beam, fitted with a PVCu double glazed window and a radiator.

**Outside** To the front of the property there is on street parking. To the rear an enclosed garden can be found. With a concrete patio area and raised bed, this provides the perfect place to sit back and relax. Stone out house with power and water. Access to rear alley.

**Services** Mains electricity, mains gas, mains water and mains drainage.

**Tenure** Freehold. Vacant possession upon completion.

**Council Tax** Band A Lancaster City Council

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office



Bedroom Two



Family Bathroom

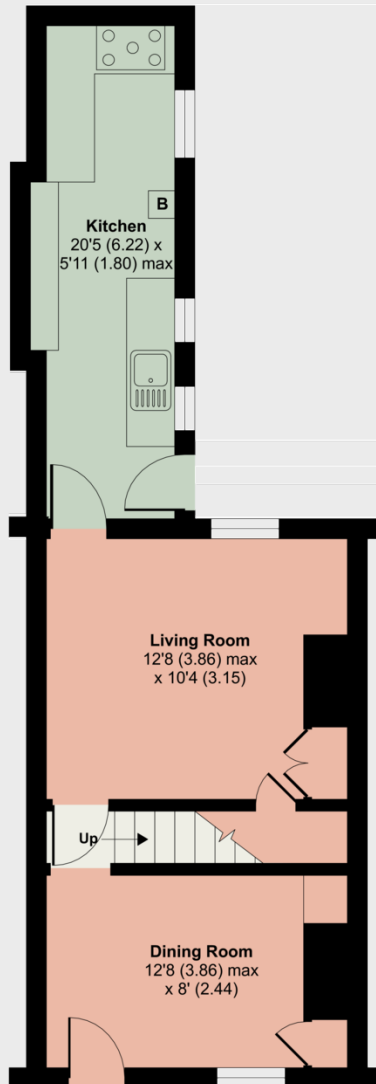
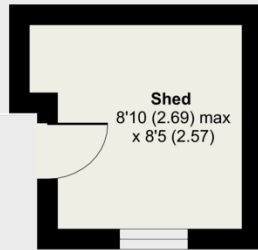
# Russell Road, Carnforth, LA5

Approximate Area = 925 sq ft / 85.9 sq m

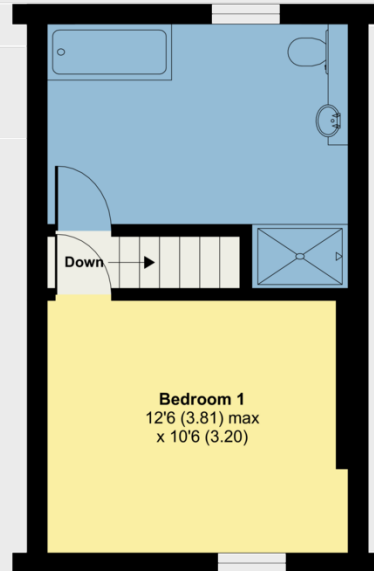
Outbuilding = 68 sq ft / 6.3 sq m

Total = 993 sq ft / 92.2 sq m

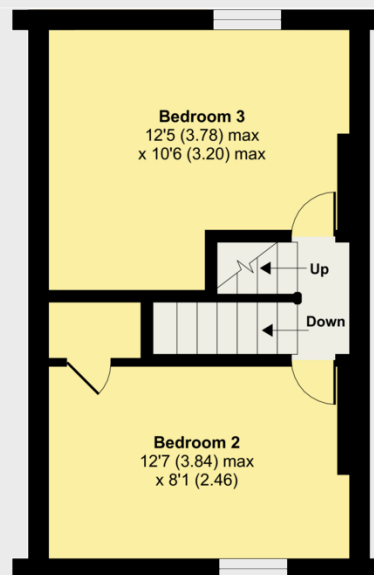
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nìcheom 2022. Produced for Hackney & Leigh. REF: 827870

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