

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Over Kellet

£235,000

32 Greenways, Over Kellet, Carnforth, Lancashire, LA6 1DE

Take a look at this wonderful home in Over Kellet, perfect for a family to come and make their own. Two receptions, three double bedrooms, with both a front and rear garden with off road parking.

A semi detached dormer bungalow boasting plenty of space for a family to grow into, now provides an exciting opportunity to upgrade and renovate to create an attractive home to meet ones desires and tastes. All located in a quiet cul de sac location.

Quick Overview

Semi Detached Dormer Bungalow
Three Double Bedrooms
Two Reception Rooms
Front and Rear Garden
Opportunity to Upgrade and Renovate
Quiet Cul de Sac Location
Close to Transport Links
Popular Village Location
Lots of Off Road Parking
Ultrafast 1000Mb Broadband*



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Ultrafast
Broadband



Off Road Parking

Property Reference: C2224



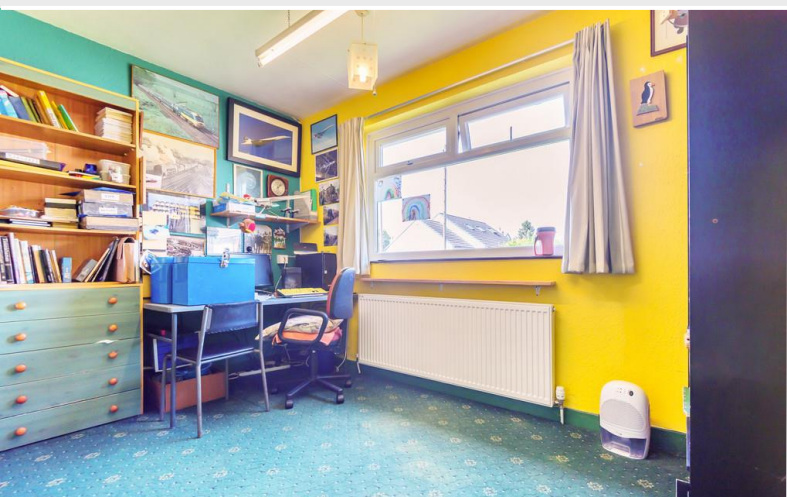
Entrance Hall



Living room



Kitchen



Office

Property Overview A delightful property boasting plenty of space for a family to grow into. Two reception rooms await, to the front aspect of the property. The living is extremely spacious with plenty of room for all the family. The dining room is currently used as an office space but boasts plenty of space for a large dining table with room to spare.

At the rear of the property you will find the kitchen fitted with wall and base units and space to add integrated appliances as desired.

Also to the ground floor you will find bedroom one fitted with built in wardrobes having plenty of room for double bed and further room for furniture. Across the hallway you will find the family bathroom with walk-in shower, pedestal wash basin and low level W.C

To the first floor you can find a further two double bedrooms both spacious and light. There is also lots of storage space to the property in the eaves which is a must for families.

Outside 32 Greenways is set back off the road with a lawn area to the front and well established borders. The tarmacked driveway provided parking for several cars and leading down to the rear garden. To the rear of the property you can find an enclosed garden with lawn area.

Parking 32 Greenways has a large drive way providing parking for several cars.

Location Located in the picturesque countryside village of Over Kellet that has bus access to Lancaster and Carnforth, a popular pub and a well regarded primary school. Carnforth, which is only a 5 minute drive away, has railway (west-coast main line) and a range of useful everyday amenities including a doctors' surgery, dentist and supermarkets. Junction 35 of the M6 is about one mile away;

From the Hackney and Leigh Carnforth Office turn right and proceed north on Market Street. At the traffic lights, carry straight on onto Kellet Road (B6254) proceeding straight ahead, and leave Carnforth passing over the motorway bridge. After 1/2 mile you will enter the village of Over Kellet. Carry on through the village, passing the village green and proceed north up the hill. The turning to Greenways can be found at the top of the hill on the right. Follow the road round, turning right into the Cul-de-Sac at the end of greenways. The property is situated on the right.

What3words ///telephone.palm.spacing

Accommodation (with approximate dimensions)

Living Room 17' 11" x 12' (5.46m x 3.66m)

Office/Dining Room 11' 3" x 10' 8" (3.43m x 3.25m)

Kitchen 11' 3" x 8' 10" (3.43m x 2.69m)

Bedroom One 13' x 12' (3.96m x 3.66m)

Bedroom Two 12' 9" x 11' 11" (3.89m x 3.63m)

Bedroom Three 11' 11" x 9' 9" (3.63m x 2.97m)

Property Information

Services Mains electricity, mains gas, main water and drainage

Council Tax Band D Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

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



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden



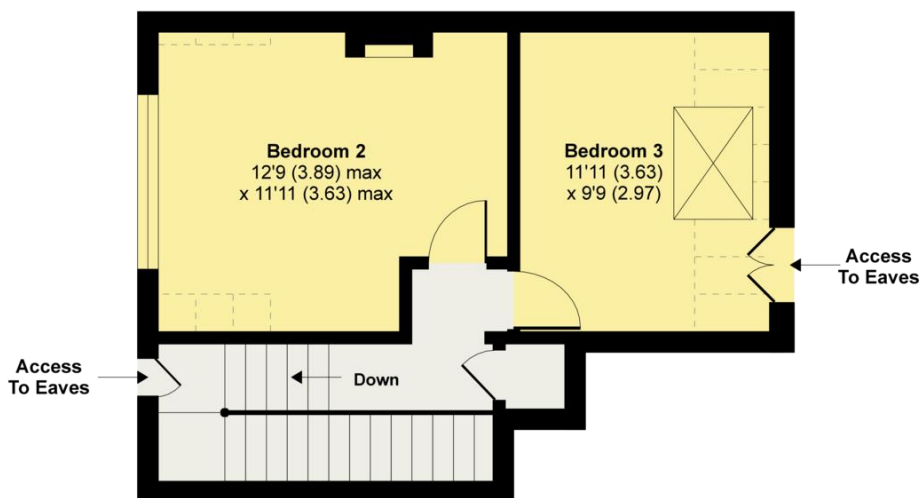
Greenways, Over Kellet, Carnforth, LA6

Approximate Area = 1110 sq ft / 103.1 sq m

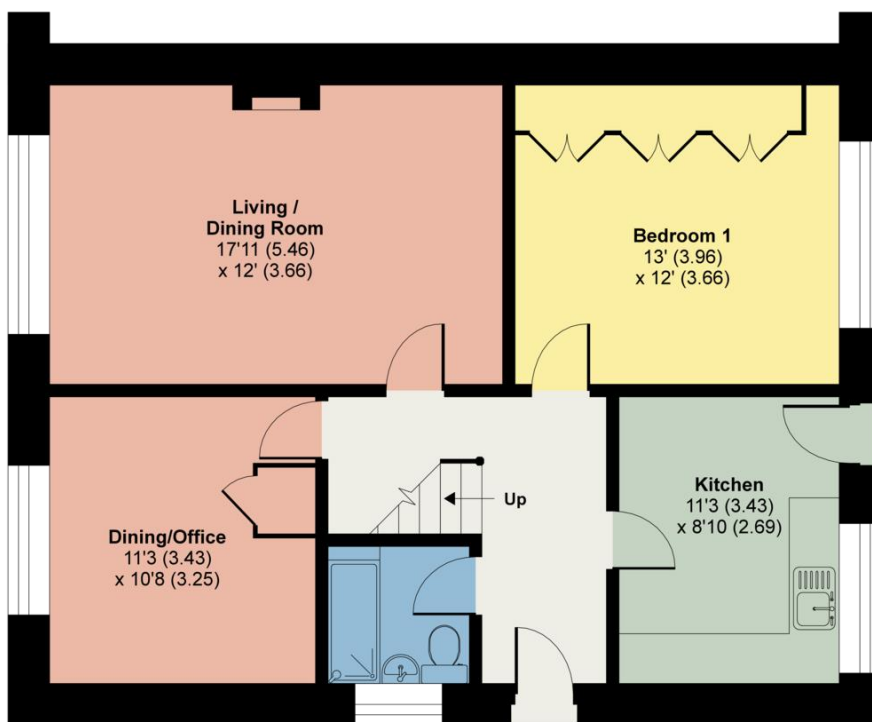
Limited Use Area(s) = 41 sq ft / 3.8 sq m

Total = 1151 sq ft / 106.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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