



## Carnforth

£235,000

113 Redruth Drive, Carnforth, Lancashire, LA5 9TT

Situated in the sought-after residential area of Crag Bank in Carnforth, 113 Redruth Drive is a beautifully presented, move-in ready property - ideal for first-time buyers or growing families. The home is conveniently located close to excellent transport links, local amenities, and well-regarded schools.

### Quick Overview

Well Presented Semi Detached House  
Perfect Family Home or First Time Buy  
Popular Residential Location in Crag Bank  
Close to Local Shops, Amenities and Schools  
Nearby M6 Motorway and Lancaster City Centre  
Off Street Parking and Garage  
Good-Sized, Enclosed Rear Garden  
Corner Plot  
Array of Nearby Local Walks  
Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Drive way &  
Garage

Property Reference: C2547



WC



Kitchen



Kitchen



Living Room

Redruth Drive is situated close to local amenities and is a short walk to the main route bus stop, the M6 Motorway and Carnforth Train Station are also within easy reach as is the Lancaster canal and Shore for lovely scenic walks. Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, schools and supermarkets.

Upon entering the property, you're immediately welcomed by the tasteful neutral décor throughout, with a convenient downstairs WC located to your left.

At the front of the home, the kitchen features a range of base and wall units paired with complementary worktops and a tiled splashback. It comes equipped with a built-in oven, hob, and extractor fan, as well as ample space for a fridge freezer and plumbing for a washing machine. There's also room for a small dining set, making it a practical and functional space for everyday living.

To the rear, you'll find a generously sized living room with a feature fireplace and plenty of space for your furnishings. This room flows effortlessly into the conservatory - a great additional living space that can be adapted to suit your needs. With double doors opening onto the garden, it creates a seamless indoor-outdoor connection.

Upstairs, the property offers three well-proportioned bedrooms, all decorated in a neutral style, ready for your personal touch. Two of the rooms are comfortable doubles, while the third serves as a spacious single, ideal for a child's room, home office, or guest space. The modern bathroom completes this floor, featuring white tiled walls, a three-piece suite including a vanity sink, WC, and bath with overhead shower, all finished with chrome fittings.

Externally, the home is positioned on a quiet corner plot, offering off-road parking on a paved driveway to the front. The enclosed rear garden is perfect for outdoor entertaining, with a paved patio area that leads down to a well-maintained lawn bordered by mature shrubs. There's also convenient gated side access, finished with a garage, complete with power and lighting, provides excellent storage or potential for conversion (subject to the necessary planning permissions).

#### Accommodation with approximate dimensions

##### Entrance Hall

##### Downstairs W.C.

**Kitchen** 12' 6" x 8' 11" (3.81m x 2.72m)

**Living Room** 17' 2" x 13' 8" (5.23m x 4.17m)





Living Room



Conservatory





**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Bathroom**

**Conservatory** 14' 6" x 10' 10" (4.42m x 3.3m)

**Bedroom One** 13' 7" x 9' 7" (4.14m x 2.92m)

**Bedroom Two** 12' 9" x 9' 10" (3.89m x 3m)

**Bedroom Three** 7' 5" x 6' 11" (2.26m x 2.11m)

**Garage** 19' 0" x 11' 3" (5.79m x 3.43m)

### **Property Information**

**Tenure** Freehold

**Services** Mains gas, electricity, water and drainage. Ultrafast broadband available.

**Council Tax** Band C - Lancaster City Council

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

**Directions** From the Hackney & Leigh Carnforth Office, proceed up Market Street and turn right at the traffic lights, proceed out of Carnforth centre on the A6 south, at the mini roundabout, take the turning down Longfield Drive, take the second turning on your right into Redruth Drive, continue along this road and you will find the property located in front of you.

**What3Words** ///manages.defectors.photo

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve approximately £995-£1100 per calendar month. For further information and our terms and conditions please contact our office.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Garden



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**Request a Viewing Online or Call 01524 737727**



# Meet the Team

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Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
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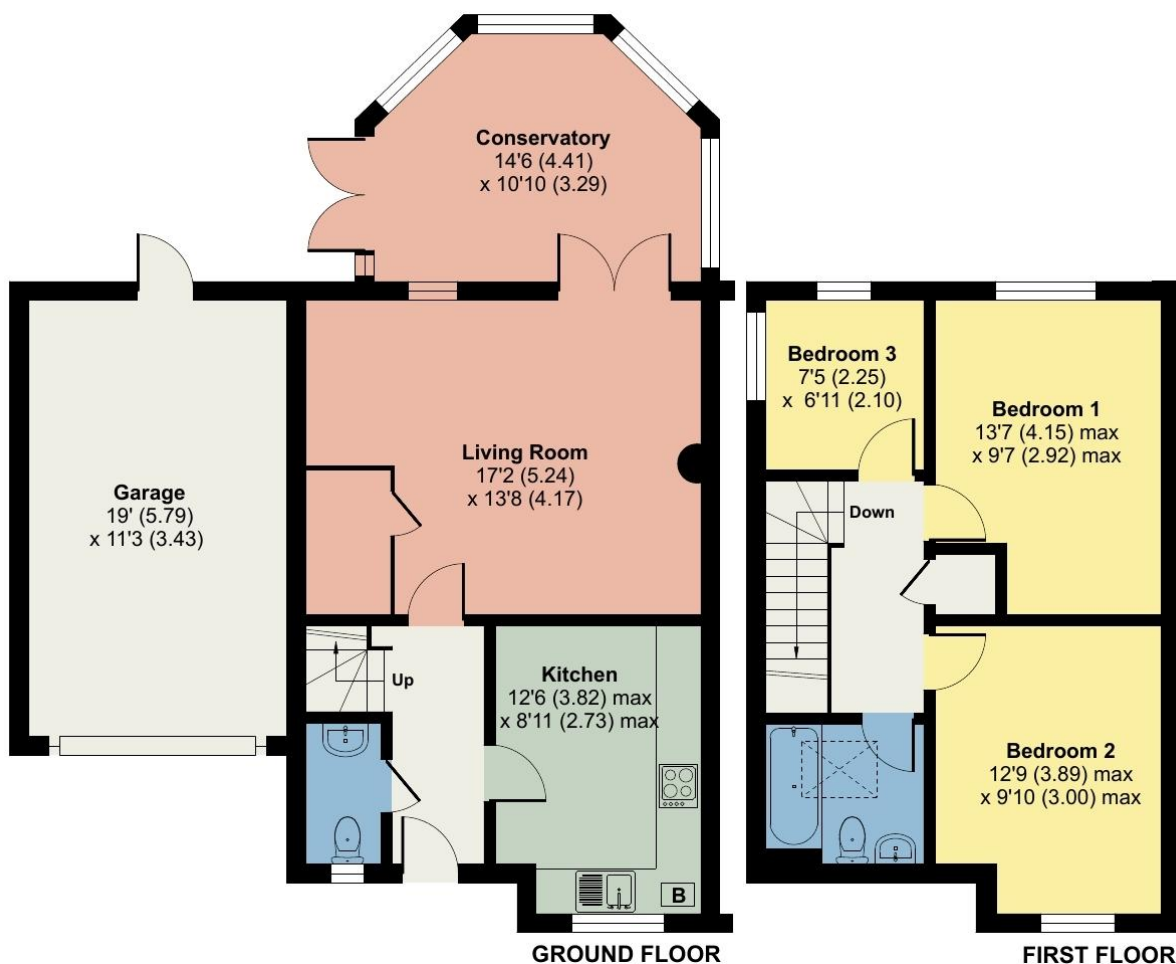
# Redruth Drive, Carnforth, LA5

Approximate Area = 1024 sq ft / 95.1 sq m

Garage = 213 sq ft / 19.7 sq m

Total = 1237 sq ft / 114.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1295466

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