



Carnforth

£345,000

1 Crag Bank Crescent, Carnforth, Lancashire, LA5 9EQ

Nestled in a quiet cul-de-sac within the popular residential area of Crag Bank, this beautifully presented detached dormer bungalow offers versatile living to suit a variety of buyers. Whether you're seeking a well-proportioned family home, providing three double bedrooms, or maybe looking to downsize with the possibility to have single level living and ample room for visitor this is the perfect property. Generous parking on the drive in addition to an attached garage.

Carnforth is a well-connected Lancashire town offering excellent access to the M6 and a mainline railway station with direct links to major cities. It boasts a range of local amenities, including shops, healthcare, and schools, making it ideal for families and commuters alike. Surrounded by countryside and close to the coast, it offers a perfect balance of convenience and rural charm.

Quick Overview

Beautifully Presented Detached Bungalow

Quiet Cul-De-Sac Location

Popular Residential Area in Crag Bank

Newly Fitted Kitchen, Bathroom and WC

No Chain Delay

Well-Maintained Front and Rear Gardens

Three Double Bedrooms

Ample Off Street Parking and Garage

Close to Local Shops, Amenities and Transport Links

Ultrafast Broadband Available*



3



1



2



C



Ultrafast
Broadband



Driveway &
Garage

Property Reference: C2545



Entrance Hall



Living Room



Dining Room



Dining Room

Step into this beautifully maintained home and immediately appreciate the space on offer. The welcoming entrance hall leads into a generously sized, dual-aspect living room, complete with a large picture window that floods the space with natural light and a charming fireplace as the focal point. With neutral décor throughout, the property is in move-in ready condition.

At the rear of the home, the kitchen and dining area are seamlessly connected by an open archway and enjoy pleasant views over the garden. The newly fitted kitchen features sleek white gloss units, a tiled splashback, and comes equipped with freestanding appliances including a fridge freezer, washing machine, and oven, with direct access to the garden.

The ground floor also features the main bedroom, located at the front of the property. Generously proportioned and furnished with ample storage, this versatile room could easily serve as a hobby space or additional reception room if desired.

A modern, recently updated bathroom completes the ground floor, featuring a contemporary three-piece suite with a pedestal sink, L-shaped bath with overhead shower, chrome fittings, and elegant tiled walls paired with grey flooring.

Upstairs, the landing area includes a built-in linen cupboard and a convenient additional WC. Two further double bedrooms offer bright, blank canvases. There is also the added benefit of substantial under-eaves storage - ideal for extra storage space or, subject to planning, further development potential.

Externally, the property sits on a generous plot and includes an attached garage with an up-and-over door, power, lighting, and direct entry to the rear garden. A gated pathway to the side provides additional access to the garden, enhancing convenience. The front garden has been thoughtfully landscaped for low maintenance, featuring a paved driveway and path leading to the front door, complemented by light-coloured gravel and a raised bed with shrubs, bordered by a brick wall.

The rear garden is a standout feature - beautifully designed to offer both privacy and ease of upkeep. A high-quality Astroturf lawn replaces traditional grass, leading to a spacious patio area, all surrounded by mature flower beds, trees, and shrubs with a stream the rear. Fully enclosed by fencing, the garden provides a tranquil, private outdoor space ideal for relaxing or entertaining.



Kitchen



Kitchen



Bathroom



Bedroom One



WC



Bedroom Two

Accommodation with approximate dimensions

Porch

Entrance Hallway

Living Room 20' 9" x 10' 10" (6.32m x 3.3m)

Kitchen 15' 10" x 8' 4" (4.83m x 2.54m)

Dining Room 12' 0" x 10' 4" (3.66m x 3.15m)

Bathroom

Bedroom One 16' 7" x 10' 5" (5.05m x 3.18m)

Bedroom Two 11' 8" x 11' 0" (3.56m x 3.35m)

Bedroom Three 10' 6" x 10' 6" (3.2m x 3.2m)

First Floor W.C.

Eaves Storage

Garage 16' 4" x 8' 3" (4.98m x 2.51m)

Property Information

Tenure Freehold

Council Tax Band D - Lancaster City Council

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

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

Directions From the Hackney and Leigh Carnforth office, turn right and proceed north on Market Street. At the traffic lights, turn right onto Lancaster Road and follow the road out of Carnforth A6 heading south. Continue straight over the mini roundabout taking your first right onto Crag Bank Road then proceed to take your second left where you will find the property on your left hand side.

What3Words [///u/roo/ut/uproot.uplifting.this](https://www.what3words.com/#!/u/roo/ut/uproot.uplifting.this)

Viewing Strictly by appointment with Hackney & Leigh Carnforth 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).



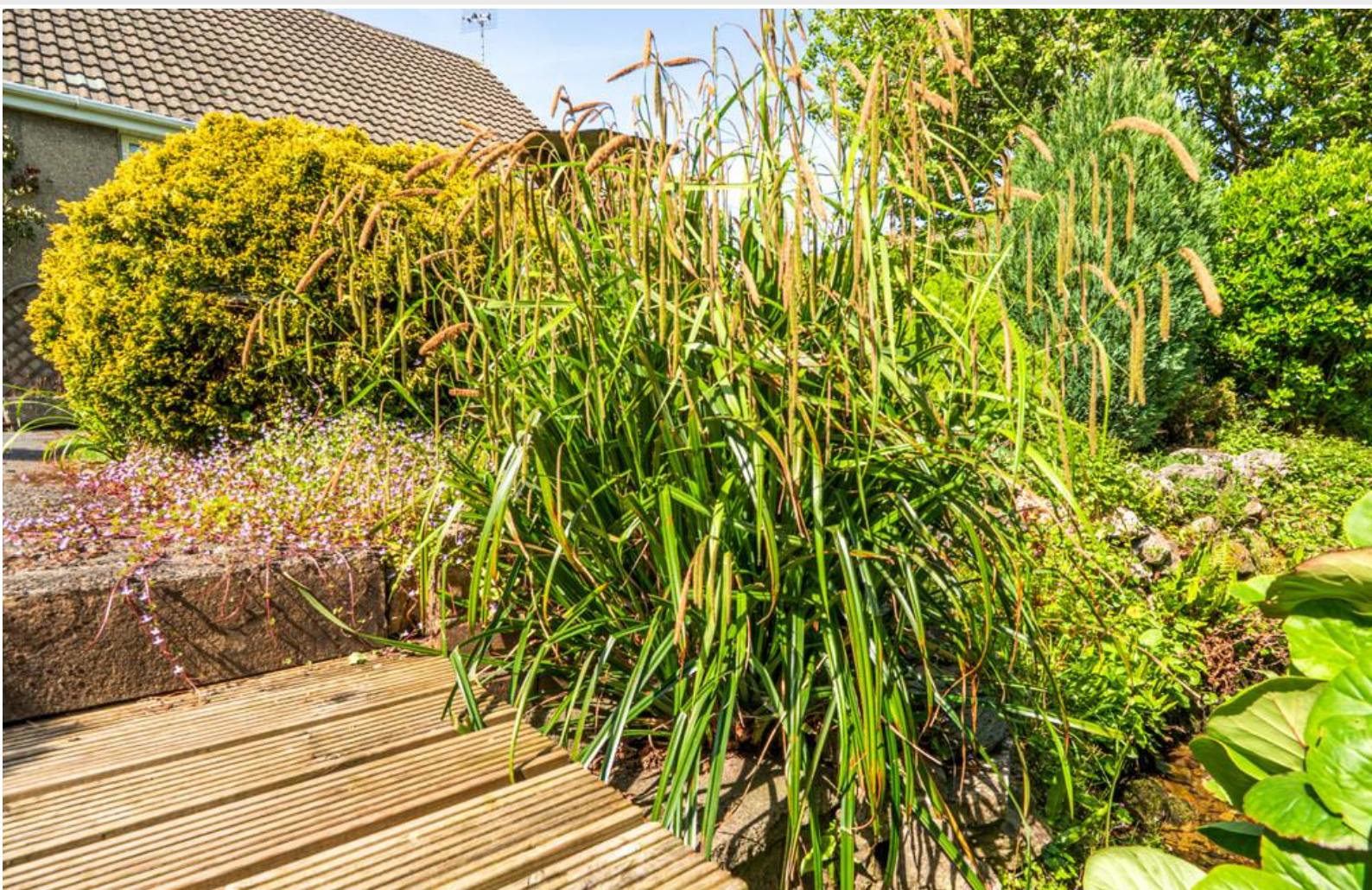
Bedroom Three



Garden



Garden



Garden

Meet the Team

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Crag Bank Crescent, Carnforth, LA5

Approximate Area = 1386 sq ft / 128.7 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

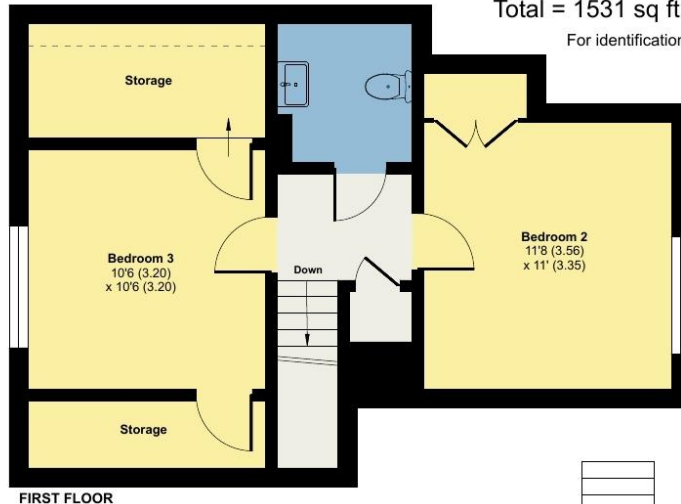
Garage = 135 sq ft / 12.5 sq m

Total = 1531 sq ft / 142.1 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1286752

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