



# 2 Russell Road

Carnforth, LA5 9AQ

Guide Price £159,950

# 2 Russell Road

## Carnforth

This end-terrace Victorian home offers neatly presented accommodation arranged over three floors, ready to move straight into while still providing excellent scope for future personalisation. The traditional layout has been thoughtfully adapted to suit modern-day living, creating a home that blends period character with contemporary practicality.

On the ground floor, two former reception rooms have been combined to form a dual aspect through room extending from front to back. This versatile space comfortably accommodates both a relaxing seating area, centred around an attractive feature fireplace and a dining area ideal for everyday living and entertaining. The galley kitchen offers extensive storage and comes complete with integrated oven, hob, extractor fan, fridge and freezer. Beyond the kitchen, a useful rear vestibule provides dedicated laundry space for your washing machine and condenser tumble dryer. Completing the ground floor is a bathroom accessed from the hall, incorporating a convenient downstairs WC. The first floor hosts two double bedrooms. One benefits from a small en-suite shower room, while the other is complemented by a deep walk-in storage cupboard. Rising to the second floor, the upgraded loft space provides valuable additional space, further enhanced by its own en-suite shower room.

For comfort there is gas central heating and uPVC double glazing with a large Velux skylight in the loft room with views of the distant fells above neighbouring properties.

Externally, the property enjoys a surprisingly generous outdoor space, benefitted further by its desirable end-terrace position which allows for both pedestrian and vehicular access. Immediately adjacent to the kitchen is a hardstanding area, perfect for outdoor seating and dining. A step leads up to a lawn, providing a pleasant area for relaxation or play and beyond this is a gravel area offering space to park a small car if desired. In addition, there is convenient on-street parking available to the front of the property.







### Location

This is a well-connected town, offering a great balance of everyday convenience and great access to some of the area's most beautiful landscapes. Most amenities are within walking distance, including schools, supermarkets and a good selection of independent shops and services. Access to the M6 (J35) is exceptionally convenient (0.9 miles), while Carnforth railway station (0.6 miles) offers excellent connections; the combination of road and rail access makes the town ideal for both work and leisure travel.

Surrounded by countryside, it's a great choice for those who enjoy walking, cycling or exploring the outdoors. The Lake District (Bowness on Windermere 25.7 miles), Lune Valley, Yorkshire Dales and Forest of Bowland are all within easy reach for day trips, while the nearby coastal destinations of Morecambe (6.3 miles), Silverdale (5 miles) and Arnsdale (8.1 miles) offer scenic seaside escapes. The nearest cities are Lancaster (7.8 miles) and Preston (28.3 miles).

Together, these features make Carnforth a desirable location for a wide range of buyers seeking lifestyle as well as connectivity.

*The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.*

**Directions - what3words** [taker.polar.delusions](#)  
Download the **what3words** App or go online for directions straight to the property.

### Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from an Ideal Esprit Eco combination boiler in the back bedroom.

### Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### Tenure - Freehold

### Included in the sale

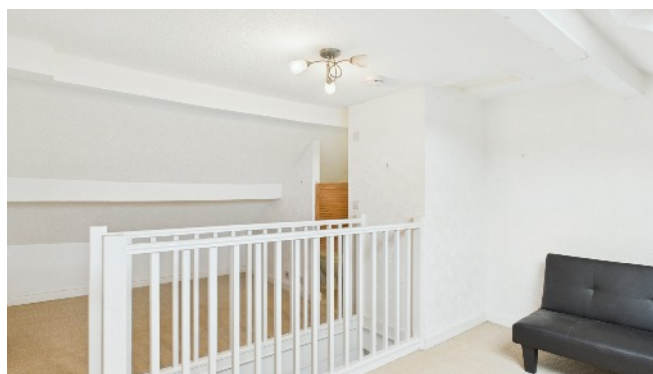
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed. Electric fire in sitting room.

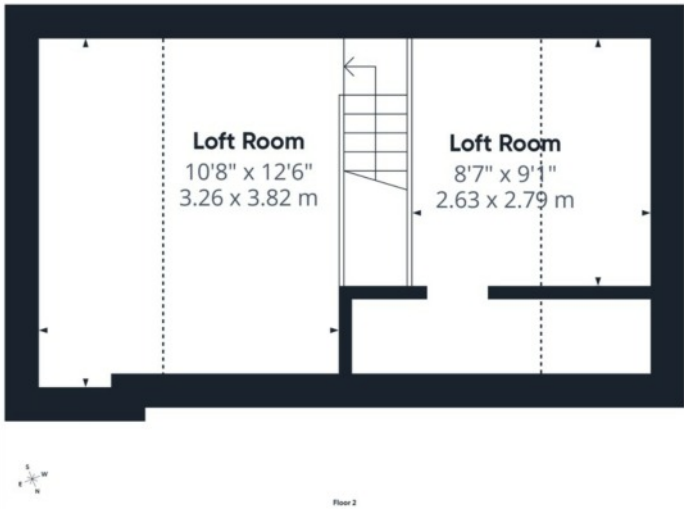
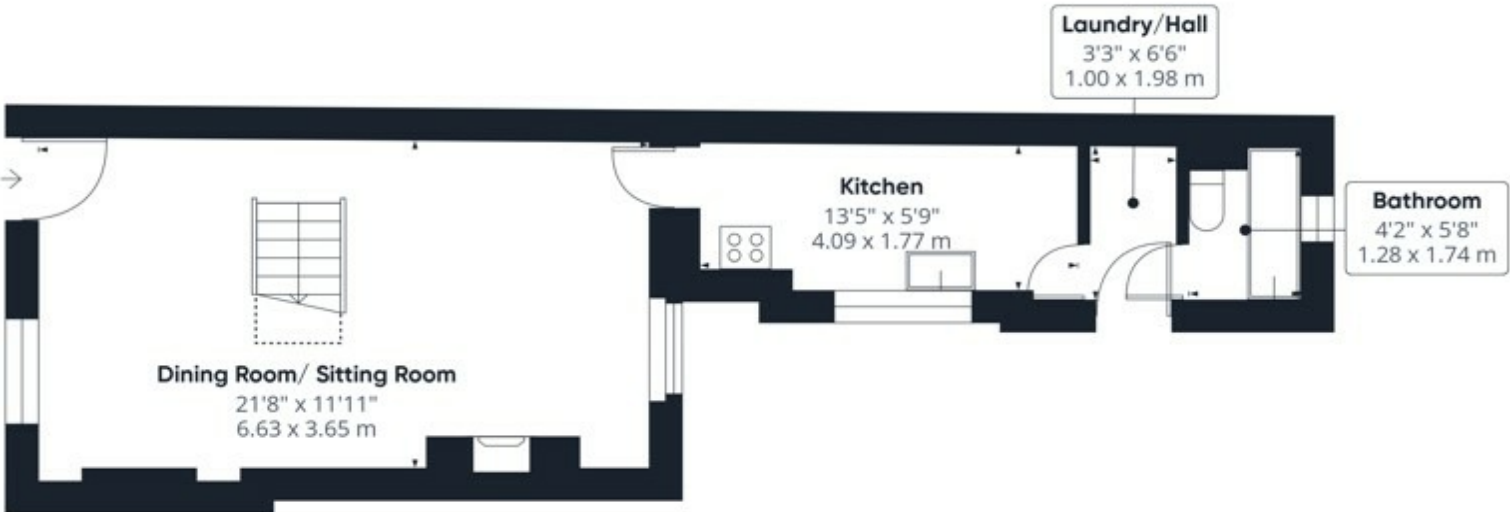
### Please note

The road and back lane are adopted by Lancaster City Council. A covenant states no building in the back garden more than 35 feet (measured from front wall).

### Local Authority charges

Lancaster City Council – Council Tax band A





MATTHEWS BENJAMIN

Approximate total area\*  
242 sq' / 22.5 m<sup>2</sup>  
Reduced headroom  
98 sq' / 9.1 m<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced headroom  
Below 5 ft 3 in

Calculations reference the B2K (2001) 30 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

05/07/2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	43 E	
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents  
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.