



Nether Kellet

£250,000

19 Bridge Road, Nether Kellet, Carnforth, LA6 1HH

Welcome to 19 Bridge Road, a charming semi-detached dormer bungalow nestled in the highly sought-after village of Nether Kellet. Offering versatile accommodation and excellent potential, this home will appeal to a wide range of buyers, from those looking to downsize without compromise to purchasers eager to personalise.

Quick Overview

- Semi-Detached Dormer Bungalow
- Two Double Bedrooms
- Versatile Living Areas
- No Chain Delay
- Conservatory to the rear
- Well Regarded Schools Nearby
- Quiet Cul-De-Sac Location
- Excellent Transport Links
- Off Road Parking & Garage
- B4RN Broadband Available*



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B4RN
Broadband



Off Road
Parking

Property Reference: C2619



Kitchen



Living Room



Dining Room/Bedroom Three



Conservatory

Nether Kellet is a picturesque and welcoming village, highly regarded for its strong sense of community and idyllic semi-rural setting. Surrounded by beautiful Lancashire countryside, it offers easy access to scenic walks while remaining conveniently positioned for nearby towns such as Carnforth and Lancaster. The village itself benefits from a well-regarded primary school, a local pub, and excellent transport links, including close proximity to the M6, making it an attractive choice for commuters and families alike.

Upon entering the property, you are welcomed into a well-appointed galley kitchen, fitted with a range of wall and base units with complimentary worktops. Integrated appliances include an induction hob with extractor, oven, and a 1.5 stainless steel sink with drainer, while there is also space for a freestanding fridge/freezer, washing machine, and tumble dryer.

Flowing seamlessly through, the living room provides a warm and inviting space to relax, complete with a feature fireplace and sliding patio doors that open out to the front garden, allowing for plenty of natural light. To the rear, a separate dining room offers a flexible second reception space, ideal for entertaining guests or, equally, as a potential third double bedroom for those seeking convenient ground-floor living. From here, sliding doors lead into a delightful conservatory, creating a peaceful retreat perfect for reading, enjoying the garden views, or unwinding throughout the seasons.

The ground floor is further complemented by a family bathroom, fitted with a bath and overhead shower, WC, and vanity sink unit, as well as a useful snug or home office area that leads to the staircase-ideal for remote working or as a quiet study space.

To the first floor, the property continues to impress with two generously sized double bedrooms, both benefitting from front-aspect windows, with the principal bedroom also featuring built-in storage. A convenient WC completes the upper level.

Externally, the property boasts a private and enclosed rear garden, mainly laid to lawn and enhanced by mature planting, providing a tranquil outdoor space to enjoy. A detached garage with an electric shutter door adds further practicality. To the front, there is a lawned garden with established planting, alongside a lengthy driveway offering ample off-road parking for multiple vehicles.

Accommodation with approximate dimensions

Kitchen 19' 6" x 6' 7" (5.94m x 2.01m)

Living Room 15' 11" x 12' 2" (4.85m x 3.71m)

Dining Room/Bedroom Three 15' 7" x 9' (4.75m x 2.74m)

Bathroom 6' 3" x 6' 7" (1.91m x 2.01m)

Office/Snug 10' 4" x 6' 11" (3.15m x 2.11m)

Conservatory 9' 9" x 9' 8" (2.97m x 2.95m)

First Floor Landing 3' 9" x 6' 3" (1.14m x 1.91m)

Bedroom One 17' 6" x 10' 1" (5.33m x 3.07m)

Bedroom Two 14' 4" x 8' 8" (4.37m x 2.64m)

WC 4' 2" x 6' 1" (1.27m x 1.85m)

Garage

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band D - Lancaster City Council.

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

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Go straight ahead at the traffic lights and follow that road out of Carnforth. Pass the High School on your left, and take the right hand turning onto Back Lane (signposted to Nether Kellet). Proceed along the road for just over a mile until you come to a T Junction. Turn right at the junction, onto Main Road. Take the fourth turning on the left, onto Bridge Road, follow the road round, number 19 is located toward the end on the left.

What3Words ///monkey.responds.growth

Viewings Strictly by appointment with Hackney & Leigh.

N.B We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.



Bathroom



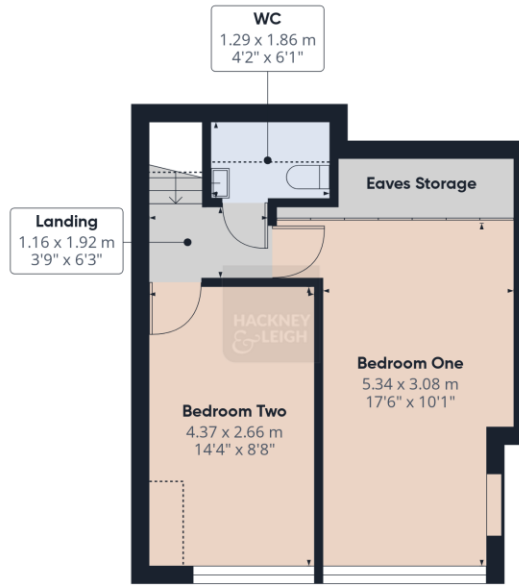
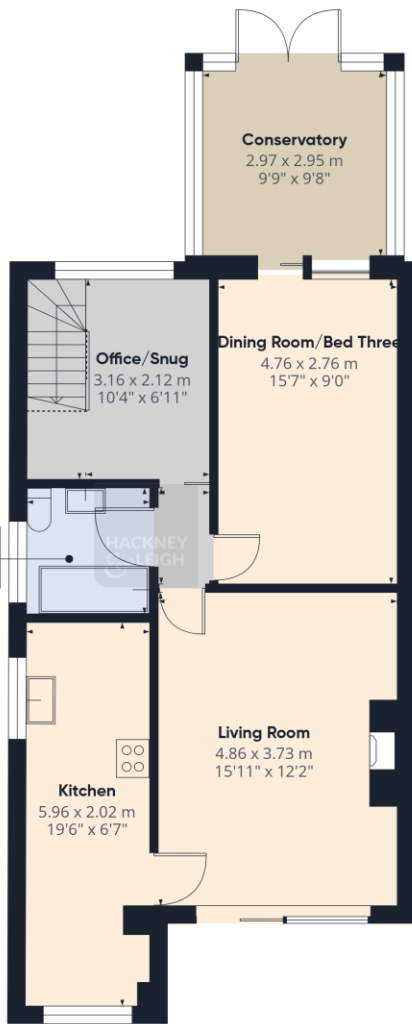
Bedroom One



Bedroom Two



Garden



Approximate total area⁽¹⁾

102.9 m²
1109 ft²

Reduced headroom

2.8 m²
30 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/04/2026.