



133 Lancaster Road, Carnforth,  
LA5 9EE

133, Lancaster Road, Carnforth

## The property at a glance 3 1 1

- Mid Terrace Property
- Three Bedrooms
- Open Plan Living/Dining Area
- Spacious Kitchen/Diner
- Generous Third Bedroom
- Wet Room
- Close to Local Amenities
- EPC: TBC
- CTB: B
- Freehold

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**£175,000**

# Get to know the property



Nestled on the charming Lancaster Road in Carnforth, this delightful mid-terrace house offers a perfect blend of comfort and modern living. As you step inside, you are welcomed by an inviting open space that sets the tone for the rest of the home. The open plan living and dining room is designed for both relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. Additionally, a downstairs WC adds to the convenience of this lovely home.

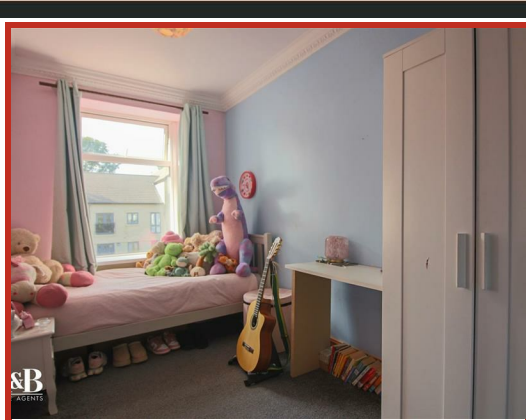
At the rear of the property, you will find a sunny kitchen/diner that seamlessly flows from the living area. This bright and airy space is ideal for enjoying meals with loved ones or simply soaking up the natural light that pours in through the windows.

The property features three well-proportioned bedrooms, providing ample space for a growing family or those who simply desire extra room. The generous size of the third bedroom offers flexibility, whether it be used as a guest room, a home office, or a playroom for children. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this home is the divorced private garden, which offers a tranquil retreat from the hustle and bustle of daily life. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a peaceful setting.

In summary, this mid-terrace house on Lancaster Road is a delightful blend of comfort and practicality, making it a wonderful place to call home. With its spacious interiors and private garden, it is sure to appeal to a variety of buyers seeking a welcoming environment in the heart of Carnforth.





## Porch

UPVC door into entrance porch, recessed shelving, door to living/dining room.

## Living/dining room

Two UPVC windows, two radiators, coving, smoke alarm, TV point, living flame fireplace with wooden mantel, marble surround and hearth, laminate flooring, serving hatch to kitchen, door to WC, kitchen and stairs to first floor.

## Kitchen

UPVC windows, radiator, mix of wall and base units with laminate worktops, integrated oven, four ring gas hob with metallic splash back, extractor fan, sink with mixer tap and draining board, panelled splash back, integrated fridge/freezer, space for machine machine and dryer, stone flooring and UPVC French doors to rear.

## WC

Dual flush WC, pedestal wash basin with mixer tap, tiled splash back, tiled flooring and door to storage cupboard.

## First Floor

### Landing

Loft access, doors to bedroom one, two, three and wet room.

### Bedroom One

UPVC window, radiator, coving, built in wardrobes and one wall light.

### Bedroom Two

UPVC window, radiator, coving and built in wardrobes.

### Bedroom Three

UPVC window, radiator and coving.

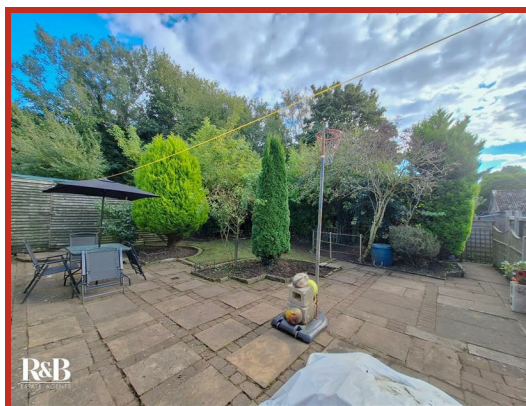
### Wet Room

UPVC window, dual flush WC, pedestal wash basin with mixer tap, direct feed shower, extractor fan, heated towel rail, partially tiled surround and laminate flooring.

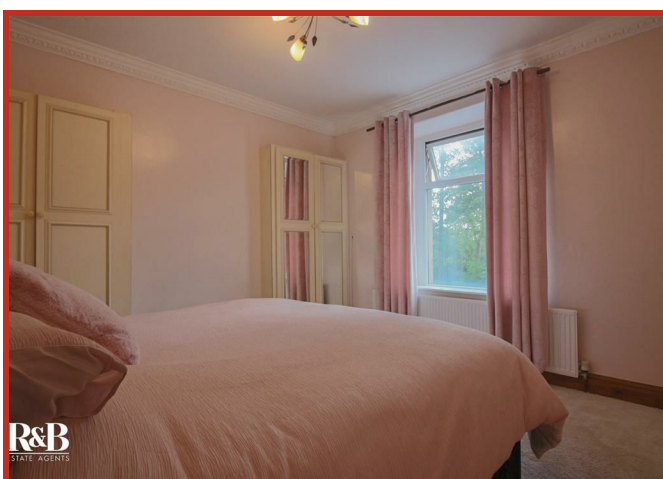
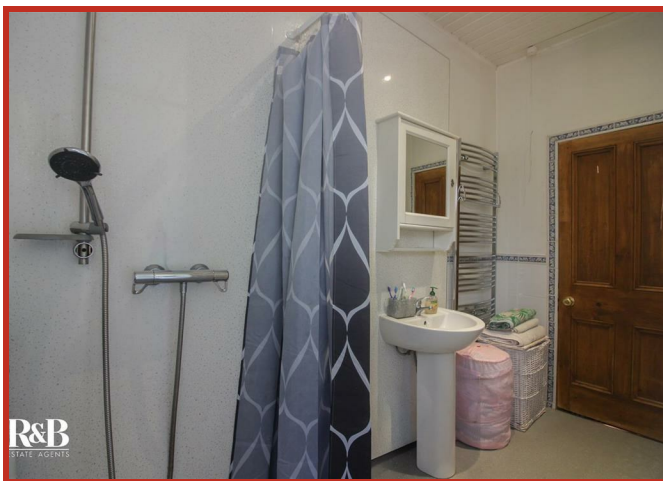
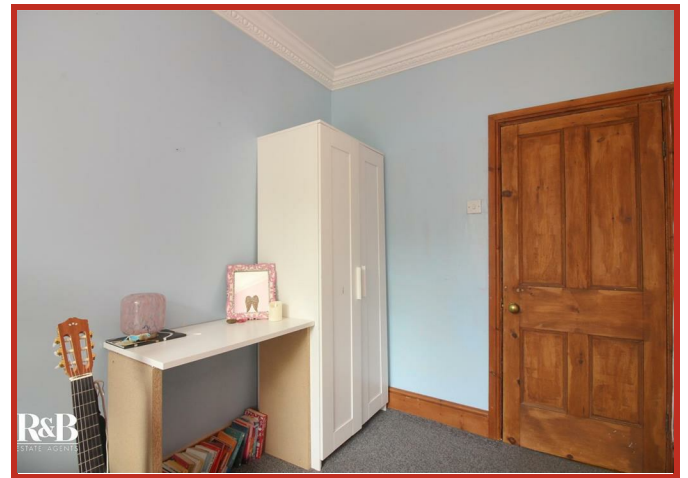
## External

### Divorced Rear Garden

Access via shared pathway, paved area, laid to lawn, bedded area and mature shrubs.



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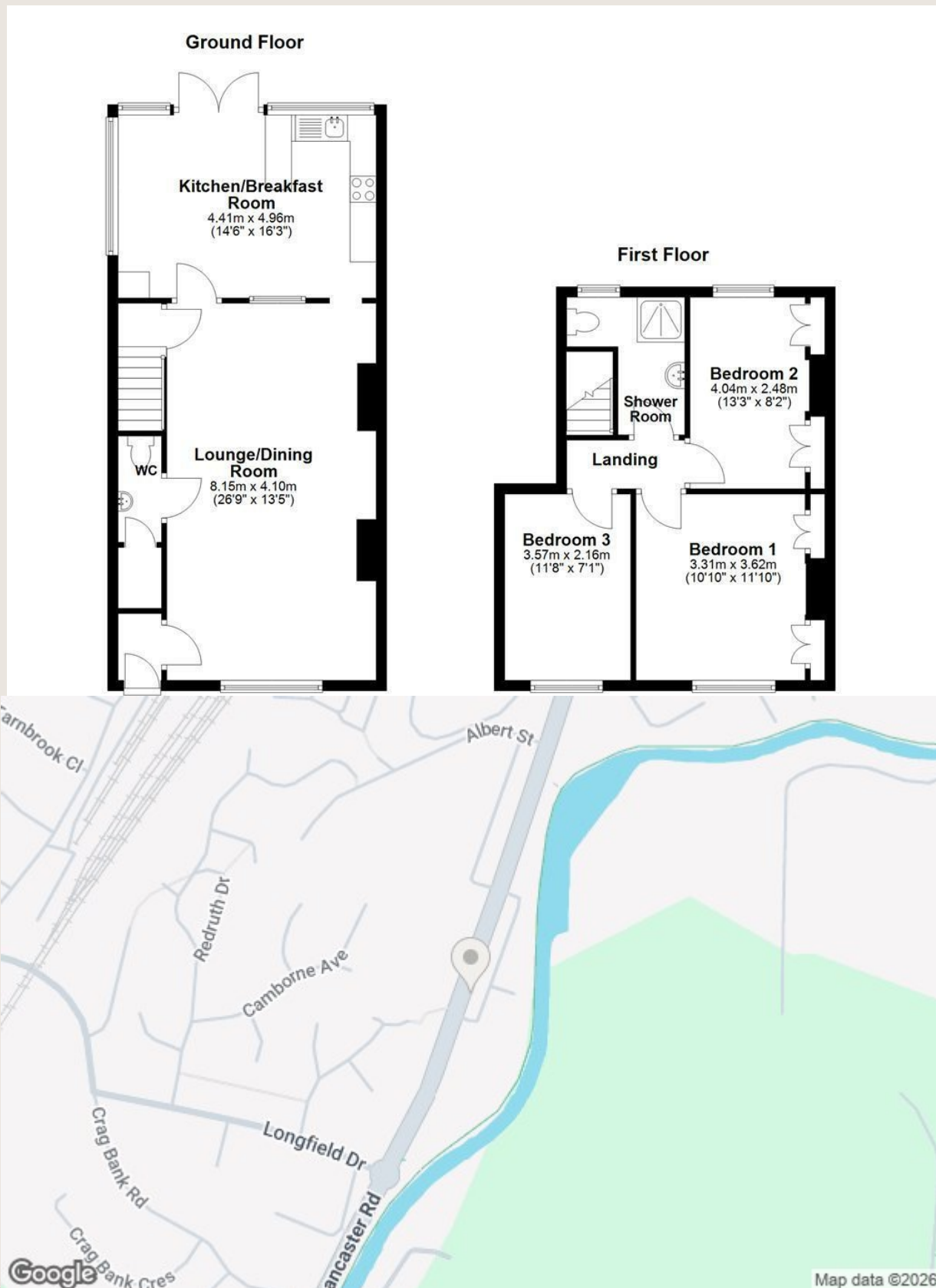
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# Take a nosey round



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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (65-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (65-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |