HOUSECLUB
ESTATE AGENCY

10 Greengate Lane, Crag Bank, Carnforth, LA5 9JJ

£245,000

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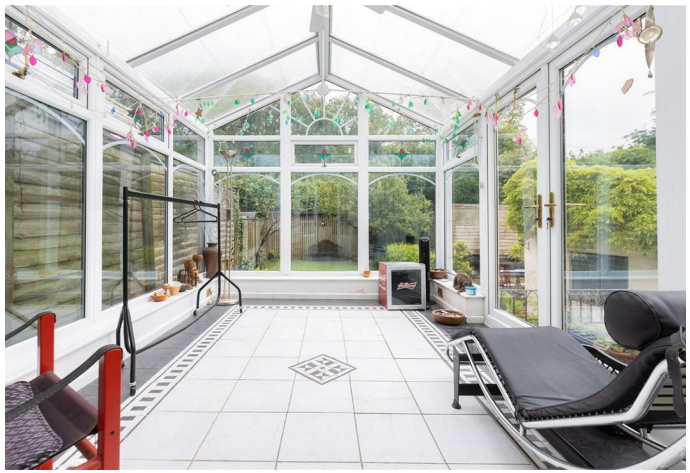
A deceptively large four bedroom house at the end of a quiet street in the Crag Bank area of Carnforth. At over 1270 square feet and with a welcoming open plan living dining room, a bright kitchen and a stunning conservatory to the rear, it will make a fantastic family home, with space to grow into.

This property is not short of outside space either, with a huge garage, additional car port, a large landscaped garden, a cellar and a side patio with bespoke pizza oven, perfect for family gatherings and entertaining friends.

With easy access to central Carnforth with it's shops, pubs, supermarkets and cafes, and within the catchment area of the local schools, it is the perfect base for conducting busy family life.

This property is being sold with no onward chain.



Hallway
14'0" x 5'6" (4.28 x 1.7)
A bright and welcoming entrance hall, accessed through a front porch for storing outdoor clothing and shoes, with an external UPVC door and an internal glass-paned door.

Reception
27'2" x 11'10" (8.3 x 3.63)
An expansive open plan living and dining space with a large double glazed window out to the front aspect. Carpeted throughout with a large red brick fireplace complete with art nouveau tiling to create a warm and welcoming social space. The two areas are divided by a large decorative beam across the centre of the room, creating an impressive reception room for welcoming guests. At the back of the room there is access to the conservatory through glass-paned double doors, meaning the space can be opened up even further for family gatherings.

Conservatory
14'2" x 10'2" (4.34 x 3.11)
A spacious tiled conservatory sits at the rear of the property with vast double glazed windows on the three aspects looking out onto the landscaped rear garden. French doors lead out onto the patio to the side, creating a versatile entertaining space for use all year round.

Kitchen
13'1" x 10'7" (4.0 x 3.23)
A bright, practical kitchen sits at the rear of the property and is filled with light by double glazed, leaded glass effect windows on three aspects. Divided into two sections by a central archway the is plenty of storage space with built in kitchen appliances and utility points. Access to the understairs cupboard and side porch.

Side Porch
3'9" x 3'8" (1.15 x 1.12)
A useful side porch, accessed via an internal door from the kitchen, with storage for outdoor clothing and access to the side patio of the property.

Bathroom
6'11" x 5'6" (2.11 x 1.69)
A bright, white tiled bathroom with a combined shower and bath, a pedestal sink and a large, frosted double glazed window filling the room with natural light. There is an inbuilt airing cupboard providing valuable storage space.

WC
3'8" x 2'10" (1.12 x 0.87)
A separate WC located next to the main bathroom, with a low flush toilet, tiled walls and a frosted double glazed window to the side of the property.

Bedroom 1
14'4".x 9'11" (4.38.x 3.03)
A large carpeted double bedroom with built in wardrobes across one wall, and a large double glazed window to the front of the property filling the space with natural light.

Bedroom 2
9'9" x 9'4" (2.99 x 2.87)
A well-proportioned double bedroom located at the rear of the property. It has a built in storage cupboard, carpeted floor and a large double glazed window looking out over the back garden.

Bedroom 3
8'0" x 7'10" (2.44 x 2.39)
A single bedroom, ideal for a home office or nursery room, located next to the master bedroom at the front of the property. It features a double glazed, leaded glass effect window out to the greenery at the front.

Bedroom 4
11'6" x 11'6" (3.53 x 3.52)
A double bedroom located on the top floor of the property, with double glazed windows on two aspects affording views across the fields to the coast. There is a storage cupboard at the top of the stairs and a small inbuilt sink area, beneath one window.

Garage
22'8" x 11'8" (6.92 x 3.56)
A large brick built garage sits to the rear of the property featuring large double doors and two double glazed windows, ideal for use as a workshop or vehicle store. A coal store shed is located to the side. There is an additional covered car port at the front of the garage with parking space for two further vehicles. The garage is accessed by a shared driveway to the side of the property.

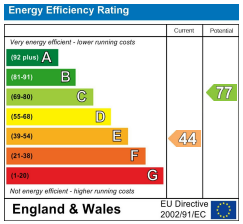
Cellar
23'0" x 11'6" (7.02 x 3.53)
There is a sizeable cellar beneath the main house, although not standing height it is perfect for storage of outdoor equipment and gardening materials.

External
The property boasts impressive outdoor space, with a lawned main garden and pond to the rear, a paved patio with bespoke pizza oven to the side and bedding areas either side of the pathways down to the garage.

Additional Information
This property is being sold with no onwards chain.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

WINMAU
BLADE 6



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