





Inside The Home

Entered via a welcoming Entrance Hall, stairs leads to the first floor, whilst a handy ground floor WC can be found. The spacious Kitchen is fitted with a range of wall and base units, with complementary work surfaces and a selection of integrated appliances, including a four-ring induction hob with extractor over, and a double oven below, as well as an integrated dishwasher and fridge freezer, with plumbing for a washing machine. A modern gas central heating boiler provides efficient heating throughout the home.

The generous Living Room provides an ideal space for relaxing and entertaining, with the added benefit of a useful built-in storage cupboard. To the rear, a large Conservatory creates a fantastic additional reception space, featuring reflective glass and underfloor heating, allowing it to be enjoyed throughout the year.

To the first floor, three well-proportioned Bedrooms can be found, comprising two doubles and a single. The master Bedroom further benefits from built-in wardrobes, providing excellent storage. To the rear of this stunning home, an incredible outlook waits, with views stretching across the historic Steam Town at Carnforth, towards Warton Crag and Morecambe Bay beyond. Sit back and watch dramatic sunsets unfold from the comfort of two of the bedrooms. A modern three piece Bathroom suite completes the first floor.

The property also previously benefited from planning permission for the construction of a fourth bedroom above the garage. Although this permission has now lapsed, there may be potential to renew or obtain new consent, subject to the necessary planning permissions and approvals.

This fantastic home presents an exciting opportunity to purchase a spacious family home in a desirable position, offering flexible accommodation, excellent outside space and truly impressive views.

Let's Take A Closer Look At The Area

Located on Redruth Drive in the popular area of Crag Bank, Carnforth, this fantastic home caters for a number of buyers. With highly regarded local primary and secondary schools,

the M6 motorway a short drive away and Carnforth Train station within a 10 minute walking distance providing exceptional access to the West Coast Mainline. With a multitude of local shops, eateries, pubs and three supermarkets, as well as doctors, dentists, you name it, and likely Carnforth will have it. The historic Lancaster Canal provides an excellent scenic walk linking Carnforth with Lancaster City centre as well as the surrounding countryside.

Let's Step Outside

Externally, the property enjoys gardens to both the front and rear, predominantly laid to lawn for ease of maintenance. The rear garden benefits from new secure fencing, making it an ideal space for children to play, while a patio area provides the perfect setting for alfresco dining and entertaining. Further benefits include off-road parking for two vehicles, with the potential to create additional parking if desired, together with an attached garage benefiting from light and power.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA941418.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 113.8 m² ... 1225 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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EU Directive 2002/91/EC

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