

Carnforth

£375,000

9 Eden Mount Way, Carnforth, Lancshire , LA5 9XN

Offered with no onward chain, this attractive detached family home in Carnforth provides generous living space for growing families. Boasting four well-proportioned bedrooms, a large garden ideal for outdoor entertaining and family life, off-street parking and a garage, this property offers a fantastic combination of space, practicality and convenience. An excellent opportunity for buyers looking for a family home with plenty of potential, ready to make their own.

Quick Overview

- Detached House
- Four Bedrooms
- Perfect Family Home
- Spacious Rear Garden
- Off Street Parking And Garage
- Well Regarded Schools Nearby
- Excellent Transport Links
- No Chain Delay
- Close To Market Town Amenities
- Ultrafast Broadband Available*

Property Reference: C2728

4	1	2	D	*Ultrafast Broadband*	*Off Street Parking*





Kitchen



Bathroom



Dining Area

Carnforth is a well-established market town ideally positioned near the Lancashire–Cumbria border, offering excellent access to the stunning Lake District National Park. Popular with families and commuters alike, the town boasts a wide range of everyday amenities, including medical facilities, pharmacies, supermarkets, independent retailers and well-regarded schools.

Excellent transport links further enhance the town's appeal, with convenient bus and rail services, alongside easy access to the motorway network connecting surrounding towns and cities. The picturesque Lancaster Canal is also just a short walk away, providing a peaceful setting for scenic walks and outdoor leisure.

Combining a central location with excellent connectivity, everyday convenience and beautiful countryside on the doorstep, Carnforth offers a desirable setting for a wide range of buyers.

Upon entering the property, you are welcomed into the entrance hall, which benefits from useful understairs storage. The hallway leads to a bright and airy living room, featuring an attractive feature fireplace and a wonderful sense of space. The room flows seamlessly into the dining area, creating an ideal setting for both everyday family living and entertaining. Patio doors provide direct access to the rear garden, allowing plenty of natural light to fill the space.

At the end of the hallway, there is a convenient downstairs WC, along with access to the kitchen. The kitchen is fitted with a range of wall and base units, complemented by work surfaces and splashback tiling. Integrated appliances include a tower oven, dishwasher and electric hob, with additional space for a washing machine and a freestanding fridge freezer. A further door provides practical direct access to the rear garden.

Heading upstairs, the first floor landing leads to four well proportioned bedrooms and the family bathroom. Bedroom one is a double room positioned to the front of the property, while bedroom two is another double bedroom overlooking the rear garden. Bedroom three is situated to the front and offers space again for a double bed, along with the benefit of built-in wardrobes. Bedroom four, located to the rear, is a single room with a built-in cupboard, making it an ideal space for a nursery, home office or guest bedroom, depending on individual needs.

The family bathroom is fitted with a WC, a hand wash basin set within a vanity unit and a shower, providing a practical and functional space for the household.



Living Room



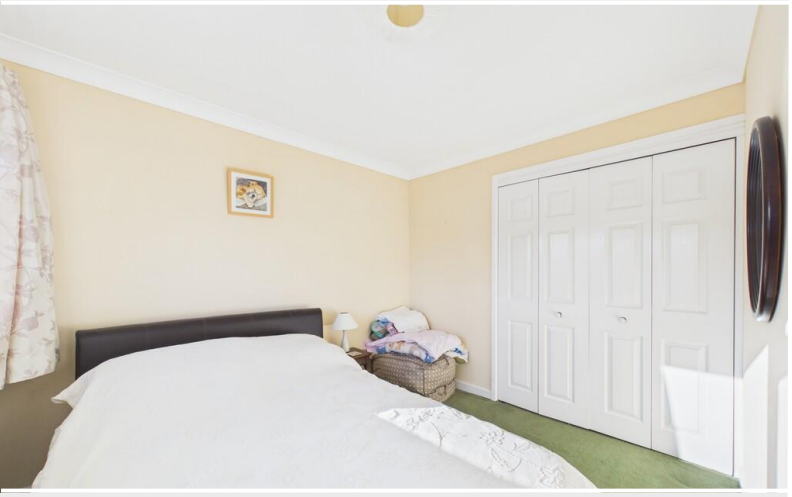
Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Externally, to the front of the property, a generous driveway provides parking for several vehicles, complemented by mature planting that adds greenery and kerb appeal. The driveway also offers access to the garage, providing additional storage or potential parking space.

The rear garden is a particularly appealing feature, offering a generous lawn surrounded by stone chippings, established plants and mature trees. A pergola adorned with climbing plants creates an attractive focal point and provides a charming spot to relax or enjoy outdoor dining. With plenty of space for children to play, family gatherings and entertaining guests, the garden offers an excellent outdoor setting for the whole family to enjoy.

Accommodation with approximate dimensions

Living Room 11' 0" x 14' 3" (3.35m x 4.34m)
Dining Room 10' 8" x 8' 4" (3.25m x 2.54m)
Downstairs WC 3' 0" x 5' 5" (0.91m x 1.65m)
Kitchen 11' 6" x 8' 9" (3.51m x 2.67m)
Bedroom One 11' 6" x 12' 5" (3.51m x 3.78m)
Bedroom Two 10' 9" x 11' 2" (3.28m x 3.4m)
Bedroom Three 14' 6" x 9' 6" (4.42m x 2.9m)
Bedroom Four 6' 8" x 10' 7" (2.03m x 3.23m)
Bathroom 8' 2" x 5' 6" (2.49m x 1.68m)
Garage 15' 10" x 8' 2" (4.83m x 2.49m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band D.

Services Mains gas, water and electricity

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

Directions From Hackney & Leigh's Carnforth office head up Market Street to the traffic lights and proceed straight ahead. Take the next left turn onto North Road then turn onto Redmayne Drive, then take the fourth right turn onto Eden Mount Way, the property is on the left and located by our For Sale board.

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Viewings Strictly by appointment with Hackney & Leigh Carnforth office..



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Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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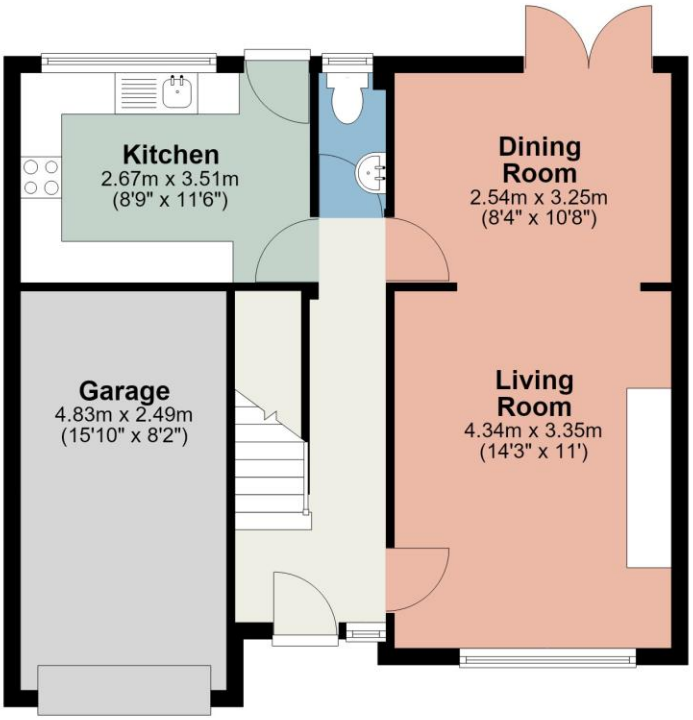


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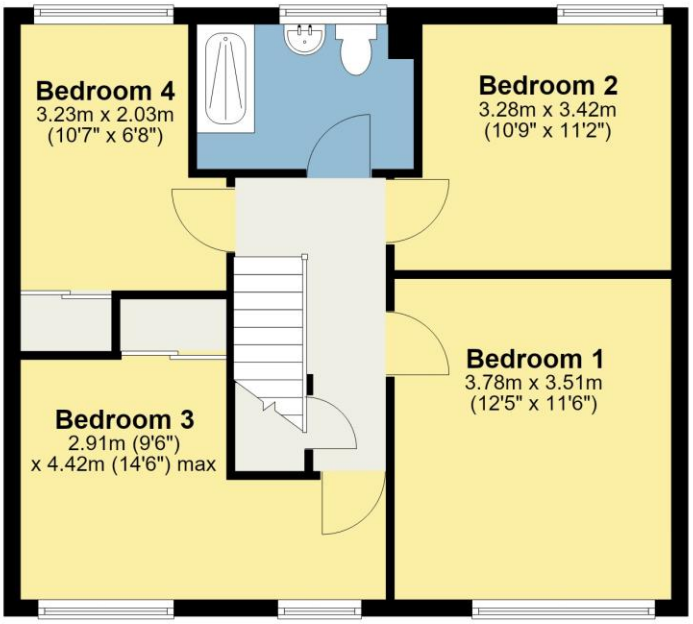
Ground Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.5 sq. feet)



Total area: approx. 112.1 sq. metres (1206.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

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