



**R&B**  
ESTATE AGENTS

7 Midland Terrace, Carnforth, LA5  
9EZ

7, Midland Terrace, Carnforth

## The property at a glance 1 1 1

- Mid Terraced Property
- Kitchen & Utility Room
- Lounge & Dining Room
- Bedroom & Loft Room
- Enclosed Rear Garden
- Tenure: Freehold
- Property Band: A
- EPC:
- Popular Location Close To Amenities
- Potential To Make Into Two Bedrooms

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01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

**£150,000**



# Get to know the property



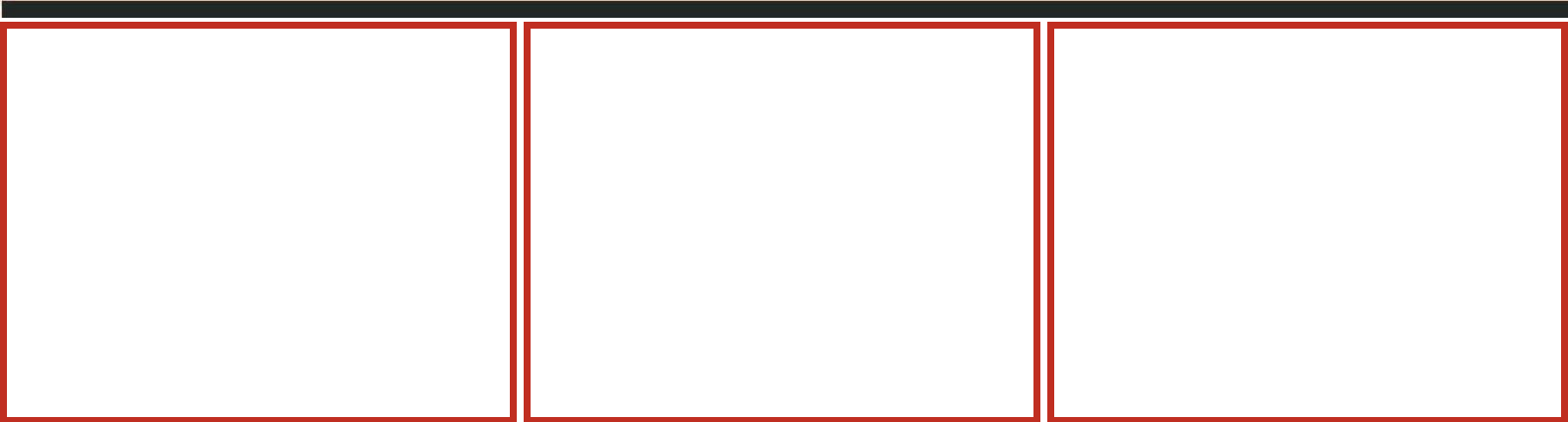
Nestled in the charming area of Midland Terrace, Carnforth, this mid-terraced house presents a wonderful opportunity for those looking to create a home or investment alike. The property features two reception rooms, alongside a spacious loft room that offers potential for various uses, whether as an additional bedroom, office, or creative space.

The kitchen, offers a range of wall, drawer for you to design a culinary haven tailored to your tastes. The property also boasts a well-sized bathroom, ensuring convenience for daily living.

Enclosed rear garden, offering a private outdoor space ideal for enjoying the fresh air, gardening, or simply unwinding after a long day.

With its potential for transformation and personalisation, this property is perfect for those with a vision and a desire to invest in a home that reflects their style. Whether you are a first-time buyer or looking for a project, this mid-terraced house in Carnforth is a promising prospect.





**Entrance**

Composite frosted double glazed door: leading to reception room.

**Reception Room**

UPVC double glazed window, central heating radiator, coved ceiling, electric fireplace, wood effect floor, door to hallway.

**Hallway**

Wood effect flooring, door to understair cupboard

**Dining Room**

UPVC double glazed window, central heating radiator, coved ceiling

**Kitchen**

Double glazed window, stainless steel sink with mixer tap, integrated 4 ring electric hob and extractor fan, integrated oven and grill, boiler cupboard, wall and base units with granite worktops and tiled splash backs, spotlighting, tiled floor, opening to utility room.

**Utility Room**

UPVC double glazed window, central heating radiator, wall and base units. aminate worktops, space for fridge freezer, washing machine and dishwasher, tiled floor, door to rear.

**Landing**

UPVC double glazed window, central heating radiator, integrated storage, door to bedroom, bathroom and loft access.

**Bedroom 1**

2 x UPVC door, central heating radiator, integrated storage.

**Bathroom**

UPVC double glazed window, central heating radiator, pedestal wash basin with traditional taps, low flush WC, corner bath with traditional taps, direct feed shower, fully tiled walls, tiled floor, integrated storage.

**Loft**

2 x Velux windows with exposed beams.



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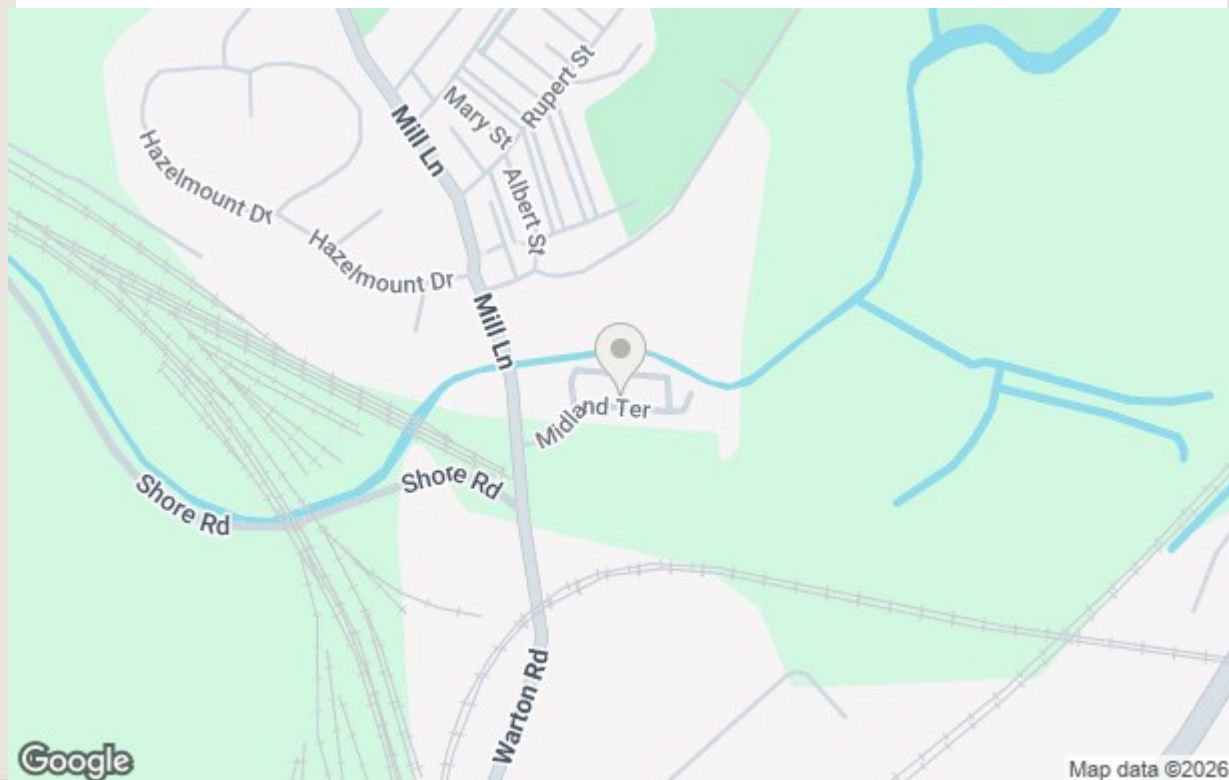
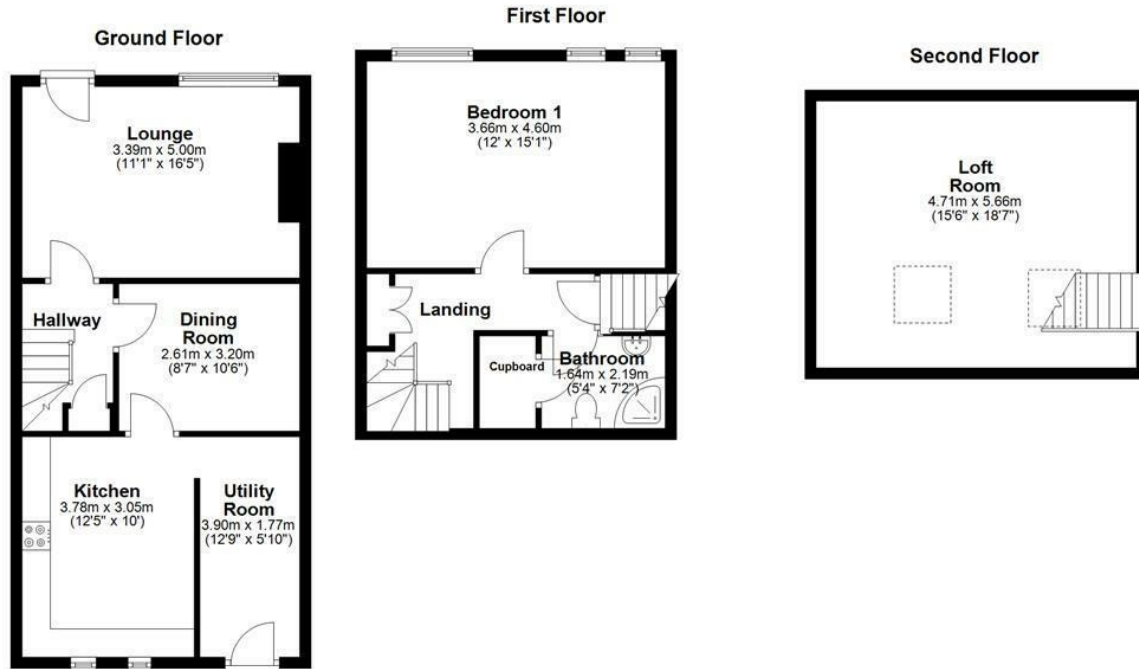


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# Take a nosey round



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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>			
(55-64) <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>			
(55-64) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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