



## Borwick

4 Croftlands, Borwick, Carnforth, LA6 1JS

Situated in the picturesque village of Borwick, this semi-detached bungalow sits on a generous plot and offers excellent renovation potential. The accommodation includes two bedrooms, two reception rooms, and off-road parking.

Outside, a large garden provides ample space for relaxation or further enhancement. Enjoying a peaceful rural setting close to countryside and canal walks, this property offers a fantastic opportunity to create a charming home in a highly desirable village location.

Offers Over £200,000

### Quick Overview

**\*\*CASH BUYERS ONLY \*\***

Semi-Detached Bungalow

No Onward Chain

In Need of Renovation

Large Plot

Off Road Parking

Excellent for M6, Town and Canal Walks

Village Location

Ultrafast\* Broadband Available



2



1



2



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Ultrafast\*  
Broadband



Garage & Off  
Road Parking

Property Reference: C2596



Entrance Hallway



Living Room



Sitting Room



Kitchen

**\*\*CASH BUYERS ONLY \*\***

Entering through the porch, you are welcomed into the entrance hallway, which includes a useful storage cupboard. To the left is the shower room, fitted with a shower enclosure and wet area, hand wash basin, and W.C.

To the rear, the living room features patio doors opening to the garden and a fireplace with hearth and surround. A doorway leads to the utility area, which offers storage cupboards, a worktop with plumbing and space for a washing machine, and an opening into the kitchen. The kitchen is fitted with a range of wall and base units, a four-ring hob with extractor hood, a stainless steel one and a half bowl sink, a Hotpoint eye-level electric oven with separate grill, and a door leading out to the rear garden.

At the front of the property is a sitting room, which could also serve as a third bedroom, offering flexible accommodation.

On the first floor, there are two bedrooms and a W.C. with pedestal hand wash basin, cupboard, and toilet.

The property requires comprehensive renovation throughout, providing an excellent opportunity for improvement and modernisation.

Outside, to the front, there is a tarmacked driveway providing parking for several vehicles and a detached garage, with gated access to the rear garden. The rear garden is of a generous size, mainly laid to lawn, and screened by hedges with views towards open countryside.

**Accommodation (with approximate dimensions)**

**Kitchen** 13' 0" x 9' 8" (3.96m x 2.95m)

**Living Room** 16' 11" x 11' 1" (5.16m x 3.38m)

**Sitting Room / Bedroom Three** 10' 8" x 10' 5" (3.25m x 3.18m)

**Utility Room** 8' 4" x 10' 11" (2.54m x 3.33m)

**Bathroom** 5' 8" x 10' 5" (1.73m x 3.18m)

**Bedroom One** 11' 6" x 15' 2" (3.51m x 4.62m)

**Bedroom Two** 10' 7" x 15' 1" (3.23m x 4.6m)

**Property Information** Prospective purchasers are advised that this property is of non-traditional (non-conventional) construction. As such, mortgage lending on this type of property may be restricted. Interested parties should make their own enquiries and seek independent financial advice prior to submitting any offer or proceeding with a purchase.

**Services** Mains water and electricity, LPG central heating,

septic tank drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Tenure** Freehold (Vacant possession upon completion).

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

**Council Tax Band B** Lancaster City Council

**Directions** From the Hackney & Leigh Carnforth Office, head north on the A6. Continue along this road, staying on the A6 as you leave Carnforth. Proceed straight ahead through the first two roundabouts. At the third roundabout, take the third exit, which is signposted for Borwick. This road will lead you towards the village. Continue along this route until you reach a crossroads. At the crossroads, turn right into Capernwray Road. Drive a short distance along, then take the first right turn. Follow the road around and 4 Croftlands, Borwick which will be located on your right-hand side.

**What3Words** ///stumble.lace.alley

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



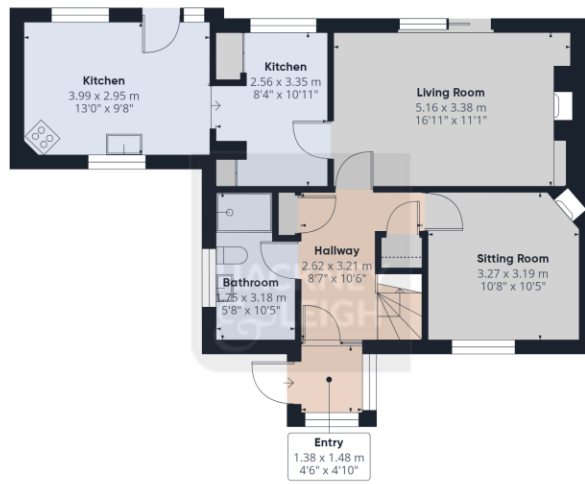
Bedroom Two



Garden



Garden



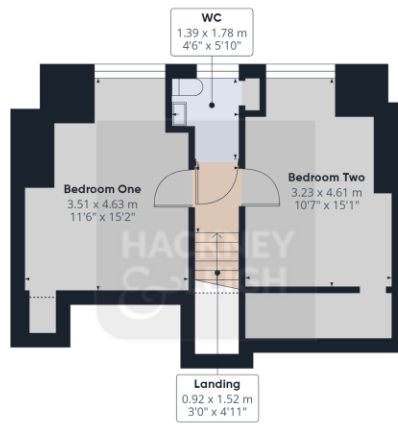
Floor 0

Approximate total area<sup>(1)</sup>

97.4 m<sup>2</sup>  
1050 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>  
6 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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