



141 North Road, Carnforth,  
LA5 9LU

141, North Road, Carnforth

## ***The property at a glance***

3  1  2 

- Elevated Semi Detached Property
- Incredible Panoramic Views
- 3 Bedrooms & Loft Room
- Open Plan Kitchen, Living Room
- Large Driveway & Garage
- Sprawling Lawned Garden
- Tenure: Freehold
- Property Band: D
- EPC: D
- Offered With No Chain Delay!



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£390,000**

# Get to know the property

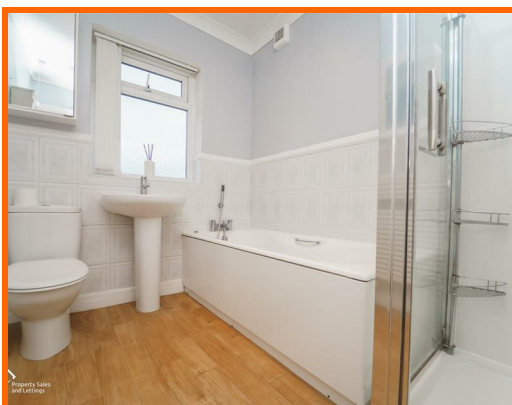


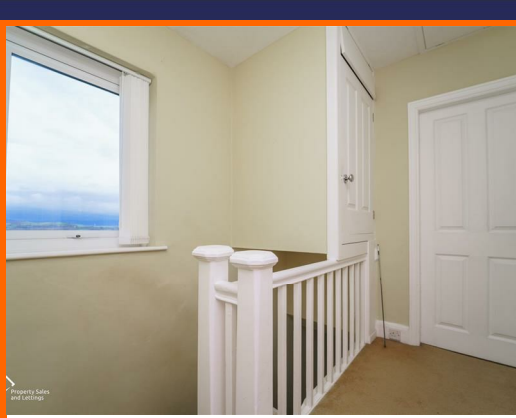
Situated on North Road in the charming town of Carnforth, this unique semi-detached house presents a rare opportunity for discerning buyers. With its elevated position, the property boasts breathtaking views over Warton Crag and the stunning expanse of Morecambe Bay, making it a truly picturesque setting.

Inside, the home features two inviting reception rooms, perfect for both relaxation and entertaining. The open plan kitchen and living space creates a warm and welcoming atmosphere, ideal for family gatherings or social occasions. The property comprises three well-proportioned bedrooms, providing ample space for a growing family or guests. The bathroom is conveniently located, ensuring comfort and practicality.

Outside, the property excels with its fantastic outdoor space, which includes a large driveway that accommodates parking for two vehicles, as well as a garage for additional storage or vehicle needs. The generous garden area offers a wonderful opportunity for outdoor activities, gardening, or simply enjoying the serene surroundings.

This semi-detached house is not just a home; it is a lifestyle choice, combining comfort, space, and stunning views in one remarkable package. With its unique features and prime location, this property is sure to attract considerable interest. Do not miss the chance to make this incredible house your new home.





## Entrance

UPVC double glazed door to vestibule.

## Vestibule

Tile effect floor, door to hall.

## Hall

Central heating radiator, door to reception rooms 1,2 and stairs to first floor.

## Reception Room 1

2 x UPVC door, central heating radiator, coving, living flame gas fire.

## Reception Room 2

3 x UPVC double glazed windows, central heating radiator, stainless steel 1.5 sink with mixer tap, draining board, integrated oven and grill, integrated fridge freezer, space for dishwasher, integrated 4 ring gas hob, extractor fan, wall and base units, laminate work tops, tiled splash back, wood laminate floor, door to porch.

## Porch

UPVC double glazed window, boiler, tile laminate floor, UPVC double glazed door to rear.

## Landing

UPVC door, loft access, integrated storage, door to bedrooms 1,2,3 and bathroom.

## Bedroom 1

UPVC door, central heating radiator, integrated wardrobes.

## Bedroom 2

UPVC double glazed window, central heating radiator, integrated wardrobes.

## Bedroom 3

UPVC double glazed window, central heating radiator.

## Bathroom

UPVC double glazed window, central heating radiator, WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower, coving, wood laminate floor, part tiled elevation.

## External

Large driveway providing parking for several vehicles, garage and sprawling lawn boasting incredible views.



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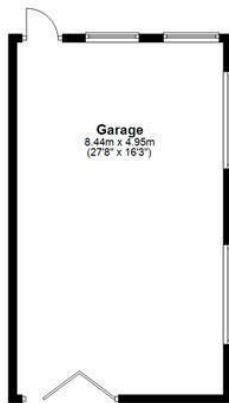


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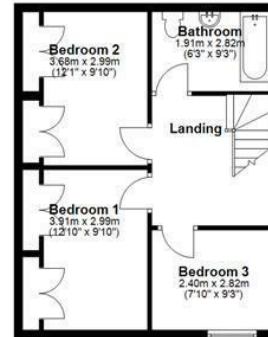
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# Take a nosey round

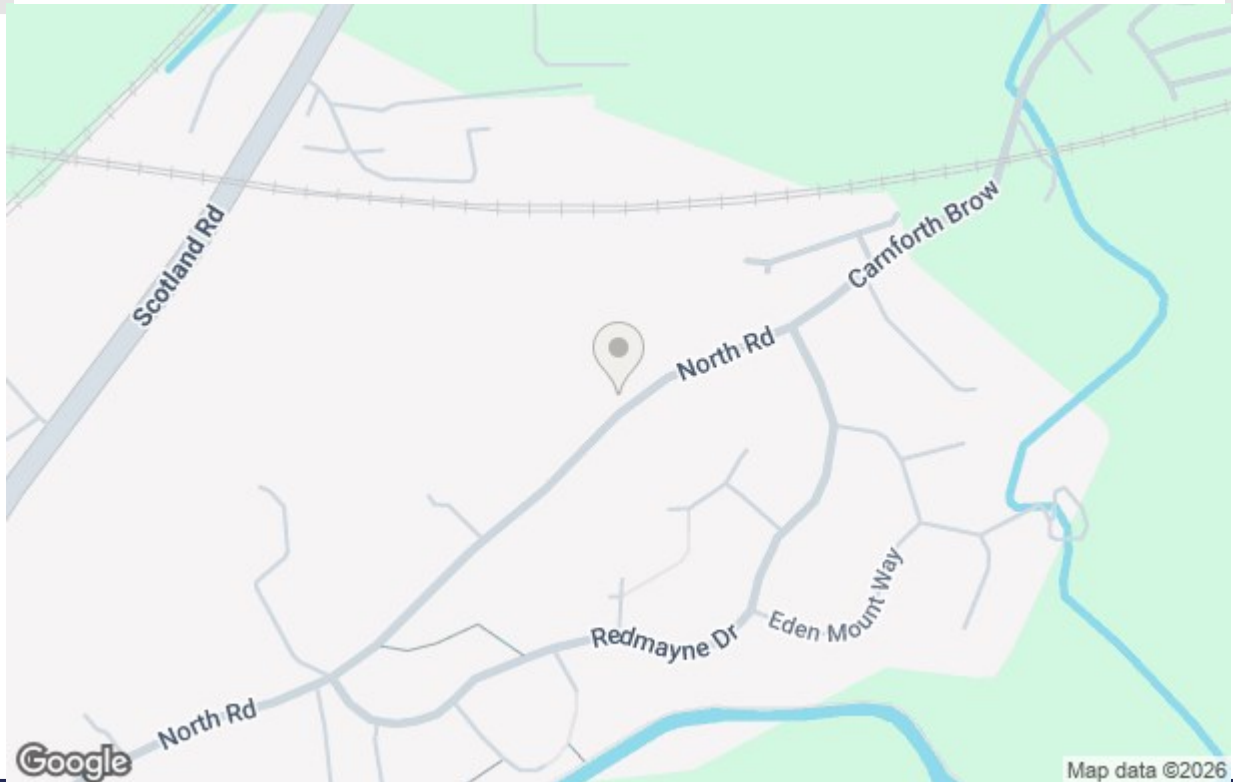
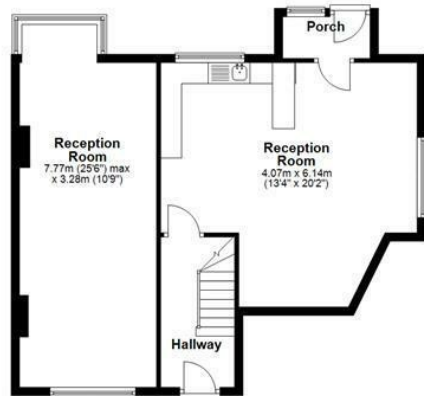
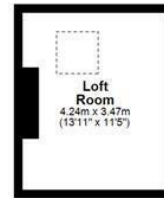
Ground Floor



First Floor



Second Floor



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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>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| 64                                          | 79        |
| 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 |           |
| (81-91) <b>B</b>                                                |           |
| (65-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |