





### **Inside The Home**

Entered via a UPVC double glazed door, this leads into a welcoming Entrance Hall, with stairs leading to the first floor. To the right, a large open plan Living Dining Room can be found - the perfect backdrop for social gatherings and quiet nights in. Centred around a wall mounted fireplace, the Living Area provides a beautifully warm and cosy environment, with the Dining Area giving a practical space for inviting the whole family for a Sunday roast. With dual aspect UPVC double glazed windows, this light and bright area leads into a generous Kitchen space. Fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a four ring gas hob, with extractor above. A double high rise oven, with an integrated fridge, plumbing for a washing machine and plumbing for a dishwasher. With a UPVC double glazed door providing access to the rear, and a generous Cellar Room with light and power, providing further storage space.

To the first floor, two well proportioned bedrooms can be found with the main bedroom positioned at the front of the property. Completing the first floor, a three-piece bathroom suite located to the rear of the property, houses a gas central heating boiler as well as generous storage solutions.

Perfect for a multitude of buyers including first-times and investors alike like, this incredible blank canvas provides a fantastic opportunity to create your dream home in a well connected and thriving town.

### **Let's Take A Closer Look At The Area**

Located in the centre of the historic market town of Carnforth, this property has a plethora of amenities at its finger tips. A selection of highly regarded primary and secondary schools are located close by, with exceptional transport links which include the M6 motorway, local bus routes and Carnforth Train Station a short walk away, providing excellent access to the West Coast mainline. With a range of local and national shops, dentists, doctors and no fewer than three supermarkets, this home is perfectly placed within a 20 minute drive to the Lake District and the Yorkshire Dales National Parks.

### **Let's Step Outside**

To the front of the property, on street parking can be found with a spacious rear yard and two outhouses providing a secure store area. This generous space is perfect for potted plants, as well as enjoying a morning coffee and a good book on a warm summers day.

### **Services**

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

### **Tenure**

The property is Freehold.

### **Council Tax**

This home is Band B 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.





Vaillant

HELLO  
Sunshine



Total Area: 101.7 m<sup>2</sup> ... 1095 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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