



WATERHOUSE
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Local, Professional Property Services

18 Fairfield Close - Carnforth





Features

- 2 bedroom ground floor apartment which has been recently upgraded throughout.
- Recently fitted modern kitchen with ample space for all your needs.
- Two generous double bedrooms
- Generous outdoor space with front and back gardens with garden shed and electricity.
- Close to local amenities and transport links
- Sought-after village location with countryside views

Beautifully presented throughout, this attractive two-bedroom ground floor apartment combines stylish, versatile living accommodation with a highly desirable location, conveniently placed for local amenities and transport links. A bright and welcoming entrance hall leads into the attractive sitting room, featuring a recently installed electric fireplace with a mosaic-tiled surround and log-burner-effect stove, creating a warm and inviting focal point. To the rear, the contemporary fitted kitchen boasts powder-blue units, integrated appliances, generous worktop space and direct access to the private rear garden. The spacious main bedroom benefits from fitted furniture, garden views and a charming reading nook, while the second

double bedroom provides versatile accommodation. A modern bathroom, complete with a bath and overhead shower, heated towel rail and stylish tiling, completes the interior. Further improvements include a recently replaced roof and guttering, together with a newly constructed porch roof, allowing the property to be enjoyed immediately without the need for further upgrades. Outside, the private gardens provide an excellent space for relaxing or entertaining. Combining style, comfort and practicality in a sought-after setting, this delightful home presents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended. Carnforth offers a wide range of independent shops, pubs, cafés and

supermarkets with both a cricket club and rugby club and three golf clubs to enjoy nearby. Three primary schools and a high school are located within the town and Lancaster and Preston are a short drive away and offer outstanding universities. Lancaster, Morecambe and the M6 motorway are a short distance away bringing the Lake District, the Trough of Bowland and the larger cities of Manchester and Liverpool within easy reach. The wonderful Warton Crag overlooks Carnforth and offers various nature walks along with beautiful walks along the Lancaster canal and the RSPB's Leighton Moss Nature Reserve in Silverdale is a year-round haven for bird-life.



Entrance hall - The light and airy entrance hallway creates a bright, welcoming and secure first impression. Further benefits include a newly constructed porch roof. Providing added peace of mind and enhancing the property's curb appeal. A modern consumer unit has also been neatly enclosed within a purpose-built cabinet, ensuring a tidy and practical finish.

Living room - This beautifully presented modern room features an attractive electric fireplace with a striking mosaic-tiled surround creating a warm and inviting focal point. The room offers a cosy yet spacious atmosphere, making it ideal for both quiet evenings at home and entertaining family and friends.

Kitchen - A delightful, recently fitted kitchen that is both stylish and practical, featuring contemporary powder-blue base and wall units offering excellent storage, complemented by white worktops and attractive mosaic splashbacks. The generous work surface provides ample preparation space, with additional storage available beneath. Integrated appliances include an Indesit oven, electric hob with extractor hood, and Candy integrated fridge. There is also plumbing and space for a washing machine. The room enjoys plenty of natural light, creating a bright, welcoming, and inviting atmosphere throughout. Frosted glass door for privacy.



Bedroom 1 - A fabulous principal bedroom features a stylish and practical range of fitted furniture, offering excellent storage and a beautifully organised space. A large window frames relaxing views over the garden and fills the room with natural light, creating a bright, airy and tranquil retreat. A cosy reading nook provides the perfect spot to unwind, further enhancing the room's relaxing and inviting atmosphere.

Bedroom 2 - A beautifully bright and airy double bedroom, offering ample space for furniture and a peaceful, relaxing atmosphere in which to unwind.

Bathroom - A sleek and modern bathroom featuring a stylish bath with an overhead shower, WC, and hand basin. A heated towel rail adds an extra touch of comfort, while the fresh blue and white wall tiling enhances the bright, clean feel and completes the room's contemporary design.



Externally

A low-maintenance front and rear garden, complete with patio and seating areas that provide the perfect setting for summer barbecues, outdoor dining and family get-togethers. The property also benefits from a spacious garden shed with power and lighting, with the electrics having been recently updated. Offering plenty of versatile space, it is ideal for hobbies, crafts, DIY projects or use as a workshop.

Useful Information

Property built - approximately 1975/76.

Council tax band - A (Lancaster City Council).

Heating - Gas central heating.

Drainage - Mains.

Tenure - Leasehold.

A Tyneside Lease (The freehold for each apartment is owned by the other property's leaseholder. This apartment holds the freehold to the upstairs flat (and vice versa).

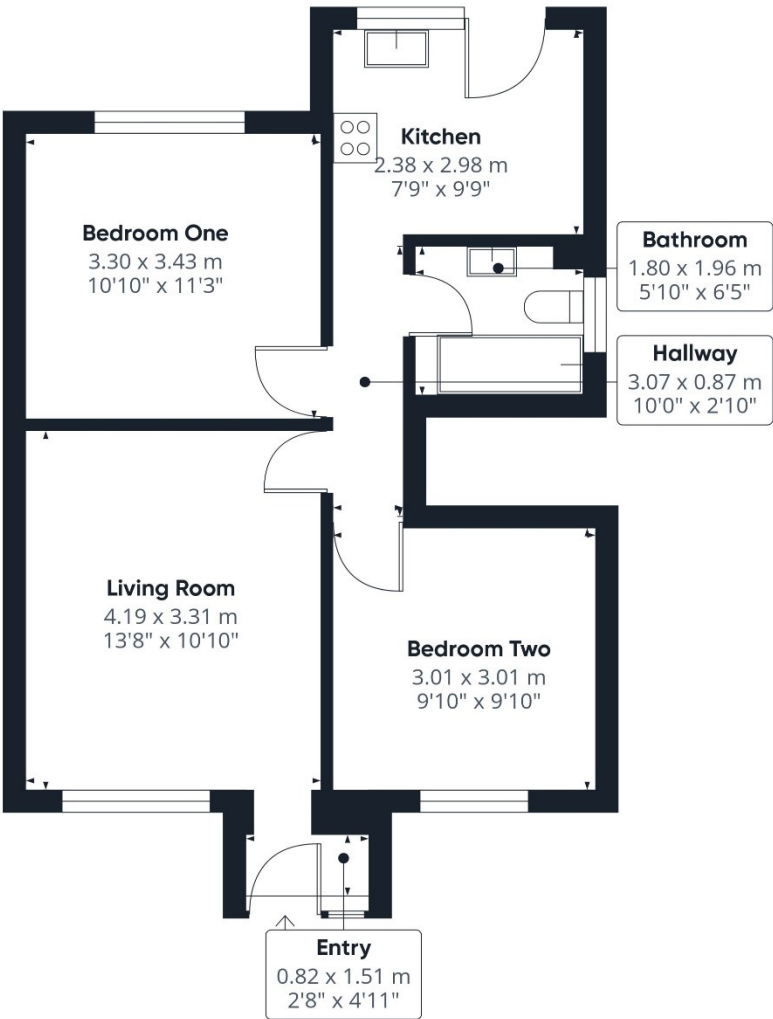
New composite door, new radiators throughout, front half of property has been re-roofed and guttering recently replaced.



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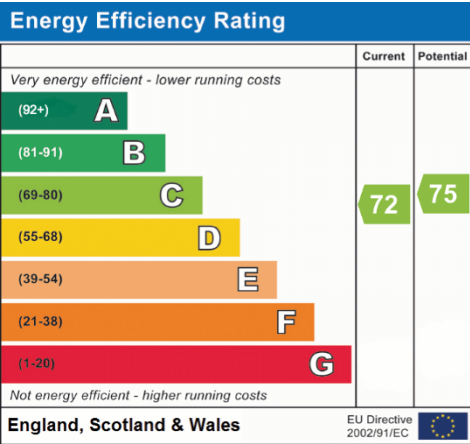


Approximate total area^m
49.7 m²
536 ft²

(1) Excluding balconies and terraces

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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