

Lancaster Road

£180,000

This stunning two-bedroom home is found along a popular street in peaceful Carnforth. Full of character, the property sits just a few minutes from both the town centre and the beautiful canal, providing excellent walks and cycle routes.

Carnforth is situated just 15 minutes from the popular city of Lancaster, along with its lively town centre, and 20 minutes from Arnside & Silverdale, an Area of Outstanding Natural Beauty with breath-taking views and walking routes.

Carnforth town provides a plethora of local shops, pubs, and schools, as well as three full-size supermarkets. Carnforth train station, famously known for starring in 'A Brief Encounter' of 1945, is also found just minutes away.





Upon entering the property, a welcoming entrance hall, with access to the lounge immediately to the left. A beautiful bay window lights the room, and a feature fireplace sits as the focal point of the room. The modern kitchen/diner is next, a deceptive space with an immaculate finish and décor. The office space is found to the rear, with access down to the cellar, and out into the rear garden. This room could also be used as a dining room or sunroom, with a glass-paned door and a large window filling the space with light.



The cellar is a large space with full power and is a great utility area, there is also a small window allowing natural light to enter.



Upstairs, on a split landing, two double bedrooms and a large family bathroom, comprising of a modern three-piece suite with an immaculate finish.

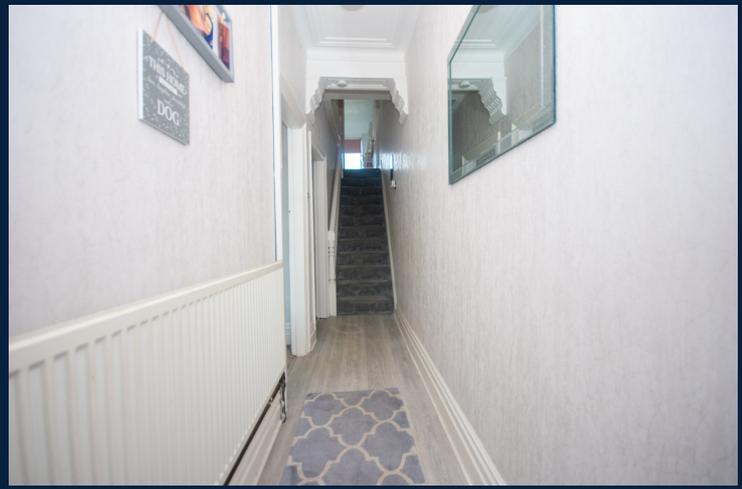


Externally, the rear garden is current host to a relatively large hot tub and small summerhouse, with space for some garden furniture and potentially a BBQ area.



Entrance Hall

A welcoming entrance hall providing access to the downstairs reception rooms and kitchen, with a beautiful decorative ceiling arch and modern décor.



Lounge (3.5m x 4.0m)

A stunning lounge space, filled with an abundance of natural light by the front-facing bay window, and with a feature fireplace at the centre.

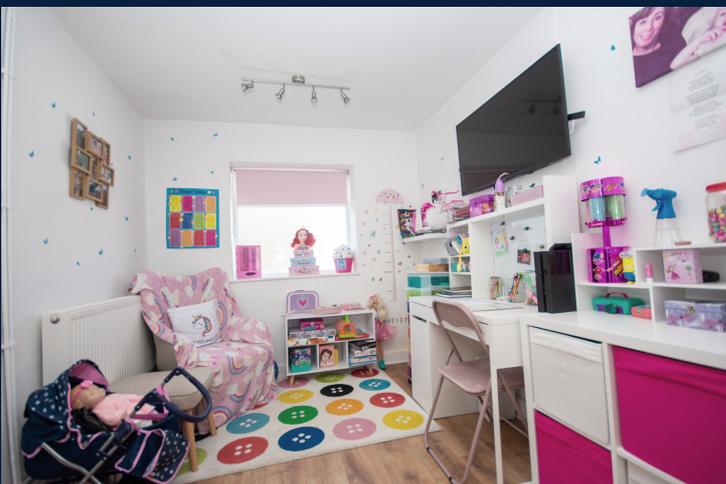
Kitchen (3.5m x 4.0m)

A deceptively large space, as well as a stunning example of a modern kitchen/diner, finished immaculately with direct access to the office space.



Office (3.0m x 2.5m)

A cosy space perfect for a study or use as a dining room. Access to the rear garden through a glass-paned door, and access down to the cellar/utility.



Bedroom One (3.4m x 4.0m)

A good-size double room with views overlooking the rear of the property.



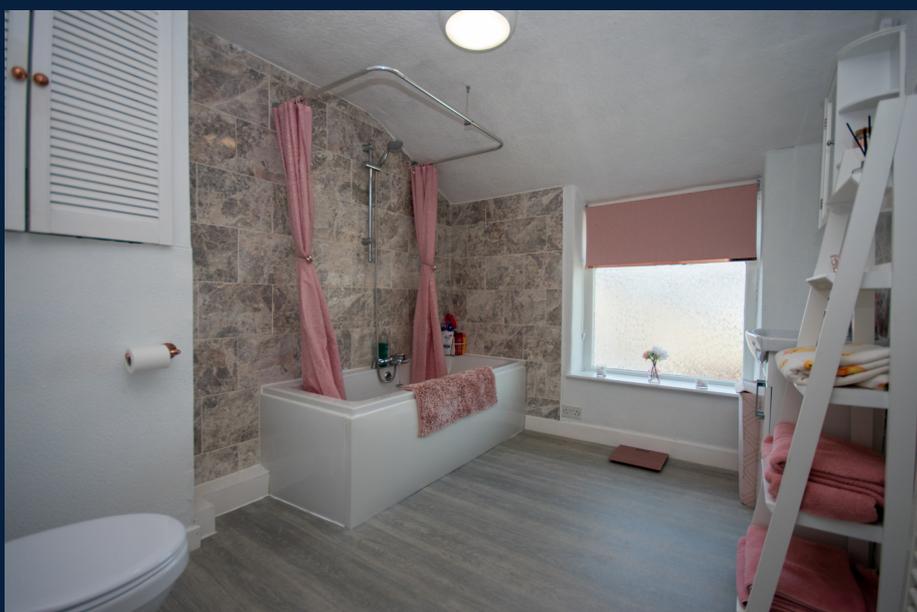
Bedroom 2 (4.0m x 2.7m)

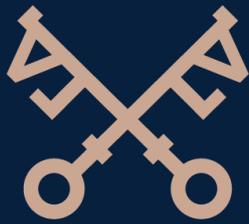
A large double room with large free-standing wardrobes lining one wall, and a large window providing views over the front elevation, as well as filling the room with sunlight.



Bathroom (3.1m x 2.5m)

A beautiful family bathroom, comprising of a vast bath with shower facility, a large hand wash basin and WC. Lined with marble-effect tiling, complemented by dark floor tiles and décor.

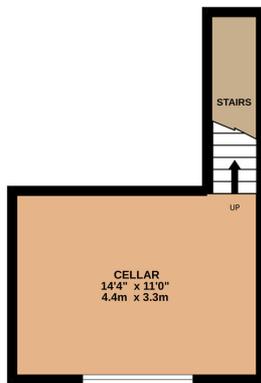




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ESTATES.

BASEMENT
190 sq.ft. (17.7 sq.m.) approx.



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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