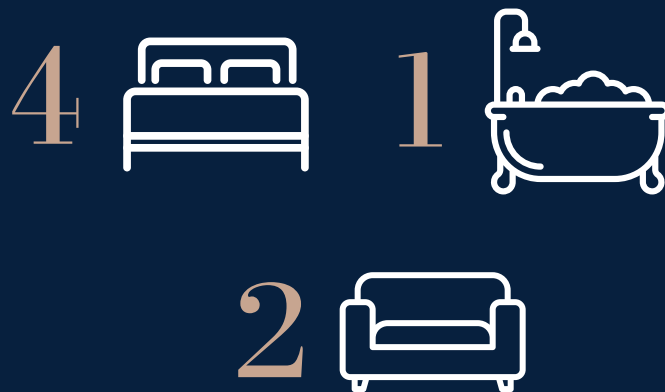




12 Scotland Rd | Carnforth

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EPC - D



Band B



Freehold







The perfect opportunity to purchase a wonderful and substantial traditional bay fronted terraced home located in the market town of Carnforth. Carnforth is situated just 15 minutes from the popular city of Lancaster, along with its lively town centre, and 20 minutes from Arnsdale & Silverdale, an Area of Outstanding Natural Beauty with breathtaking views and walking routes.



The property sits just a few minutes from both the town centre and the beautiful canal, providing excellent walks and cycle routes. The M6 is conveniently situated nearby for easy access for work or leisure. There are three supermarkets, local shops, pubs, and schools. Offering generously sized living accommodation across four floors, is this sizeable four-bedroom mid-terraced home on Scotland Road. The impressive property offers versatile living options due to the amount of living space on offer and will appeal to range of buyers including small and large families, along with buy to let investors.









The home is well presented throughout with lots of period features and high ceilings. The internal layout briefly comprises on the ground floor of an entrance vestibule with glass leaded internal door leading onto the hallway. The hallway is light and modern, with classic wood flooring, wall lights and original coving details and decorative mouldings. Beautiful feature staircase with access to the lower ground floor cellar. From the hallway we enter the living room, which is tastefully decorated. The spacious lounge area features a gas fireplace with traditional ceiling coving, and bay window with stunning views over to Warton Crag. There is a second good-sized reception room which can be used as a dining room, second lounge, home office, or snug.

Through the current dining room, you will find the property's fitted kitchen. With wooden worktops and a free standing cream and black belling cooker, there is also access to the rear garden. From the hallway, there is also access to the cellar on the lower ground floor - which provides the opportunity to be converted in future, to provide further living space as per the new owner's needs (subject to planning).

On the first floor, two fabulous double bedrooms and a large bathroom with four piece suite. Leading into the bedrooms, both bedrooms benefit from plenty of space and natural light, and there is a generously sized family bathroom on the first floor which features a unique corner bath, walk in shower, hand wash basin, low flush WC and a vanity storage unit.

Upstairs on the second floor, there is a further third double bedroom - this being another huge double room, with gorgeous views onto the Crag once again. There is also another large double bedroom overlooking the rear garden and elevation.

Externally, there is a well kept courtyard to the rear elevation, with alleyway space. The rear courtyard is a lovely space to sit and enjoy a summer evening and space to hang washing out. There is a paved patio area along with enough space for potted plants and maybe even a raised bed!





### Entrance Hall

A traditional entrance hall with exposed wooden floorboards, picture rail, decorative coving to the ceiling and a radiator. There is also a door leading into a spacious cellar.

### Lounge

A spacious room fitted with a feature living flame gas fire place (installed in December 2019) set in marble and ornate surround with matching hearth. A PVCu double glazed bay window, coving to the ceiling and a radiator.

### Dining Room

Fitted with a feature electric log burning stove set in an ornate surround. With a PVCu double glazed window, coving to the ceiling, exposed wooden floorboards and a radiator.

### Kitchen

Fitted with a range of wall and base units with a complementary worktop over and a one and a half inset stainless steel sink unit with mixer tap and drainer. Fitted appliances include a Belling range gas oven with a New World extractor hood over, a fitted fridge, a fitted dishwasher and plumbing for a washing machine. With two PVCu double glazed windows, a PVCu double glazed rear entrance door, a Baxi boiler, downlighters, complementary tiled flooring and a radiator.

### Bedroom One

A large and spacious room fitted with a PVCu double glazed window providing views of Warton Crag and Carnforth Steam Town and a radiator.

### Bedroom Two

Fitted with a new plush carpet, a PVCu double glazed window and a radiator.

### Bedroom Three

Fitted with a PVCu double glazed window portraying stunning views of Warton Crag and a radiator.

### Bedroom Four

Fitted with a PVCu double glazed window and a radiator.

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### External

To the rear of the property there is an enclosed large rear yard, providing a perfect space for entertaining or for children to play. Steps lead to a shared rear road, providing single file, off road parking for one car.

### Family Bathroom

Fitted with a four piece suite comprising a low level WC, wash hand basin, a shower cubicle and a retro Jacuzzi style corner bath with shower attachment and tiled surround. With a fitted bathroom cabinet, a PVCu double glazed frosted window, access to a loft space and a heated towel radiator.



# The Essentials



The Canal Turn  
*0.3 miles*



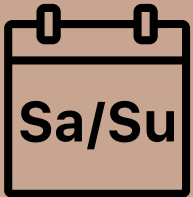
ALDI/BOOTH'S  
*0.06 miles*



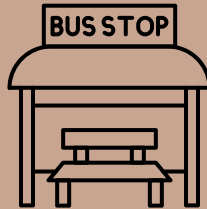
The County Lodge  
*0.03 miles*



Boots Pharmacy  
*0.08 miles*



Pine Lake Resorts  
*1.3 miles*



Scotland Road  
*0.01 miles*







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*Scan to visit our website!*

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