

17 North Road, Carnforth, LA5 9LQ



£295,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Beautifully Renovated 3-Bedroom Family Home in Carnforth!

Located in the heart of Carnforth, this fully renovated home offers modern living and a prime location for families and commuters alike.

The stylish open-plan kitchen, living, and dining area is the heart of the home, featuring a log burner and French doors leading to the front garden, a welcoming space. There are two generous bedrooms, a smaller third bedroom ideal as an office or nursery, and a modern bathroom. A converted attic room provides additional versatile space.

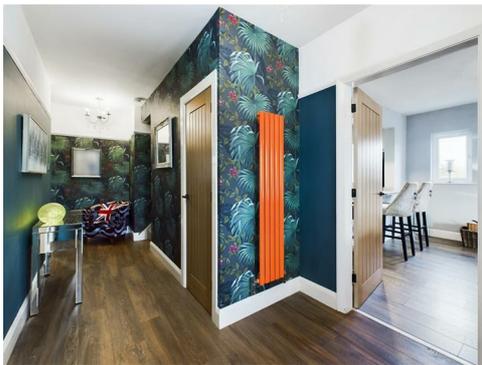
Externally, the home benefits from a driveway, front and rear gardens, and outdoor storage, making it as practical as it is stylish.

With excellent primary and high schools nearby and easy motorway access, this home is perfect for growing families or professionals. A must-see!

Entrance Vestibule

Stained glass door to the hallway, tiled flooring, and a meter cupboard.

Hallway



Laminate flooring, large vertical radiator, stairs to attic room and under stairs storage cupboard.

Kitchen



The kitchen is well-equipped with a range of matching wall and base units, an integrated fridge/freezer and dishwasher, a LAMONA electric hob and oven, and plenty of storage cupboards and drawers.

Living/Dining Room



A spacious open-plan area with laminate flooring and two large radiators. The dining area features French doors opening onto the front patio, while three large double-glazed windows to the side and rear flood the area with natural light. A 'Woodpecker' log burner creates a cosy focal point in the lounge area.

Utility Room



Practical and well-equipped with vinyl flooring, base units, and space for a washer and dryer. Includes an 'Ideal' boiler and a double-glazed window to the rear.

Bedroom One



A bright double bedroom with carpeted flooring, a large radiator, and a large double-glazed window to the front.

Bedroom Two



Carpeted double bedroom with a double-glazed window to the side and a large radiator.

Bedroom Three / Office



A versatile space, fully carpeted, with a radiator and a large double-glazed window to the side.

Bathroom



Modern and stylish, featuring a bath with tiled surround, a separate shower, WC, wash hand basin with

built-in storage drawer, a frosted double-glazed window to the side, and a large heated towel rail.

Attic Room



A spacious, carpeted room, with a large radiator, Velux window, and stairs leading to the ground floor.

Front Garden



Features a patio area, French doors leading into the dining area, a driveway, and access down both sides of the property.

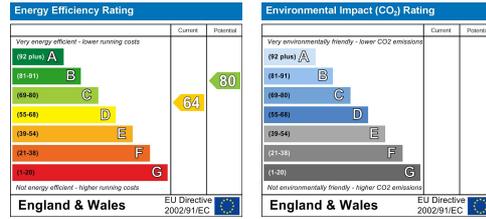
Rear Garden



A low-maintenance space with a gravelled area, patio seating area, outdoor tap, and an attached outdoor bike storage shed.

Useful Information

Tenure Freehold
Council Tax Band (C) - £2007.16





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1321.05 ft²
122.73 m²

Reduced headroom

116.75 ft²
10.85 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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