



41 Mellings Place, Carnforth, LA5 9TQ
£299,995

PROPERTY
PERSPECTIVE

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Carnforth. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and en-suite shower room.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and WC/cloaks. To the first floor, 3 bedrooms, en-suite shower room and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6.

FREEHOLD

Service charge - £TBC

Council tax band - D

GROUND FLOOR

Lounge 12'2" x 12'11" (3.71m x 3.94m)

Carpet flooring with blind

Kitchen/diner 15'1" x 17'11" (max) (4.62m x 5.47m (max))

High quality vinyl flooring with patio doors leading to the rear garden, spotlighting and blind. A range of fitted kitchen units, worktops and integrated oven, hob, hood and dishwasher

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 12'0" x 10'8" (3.66m x 3.26m)

Carpet flooring with window to the front elevation and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail, spotlighting and partially tiled decor

Bedroom 9'6" x 9'5" (2.92m x 2.88m)

Carpet flooring with window to the rear elevation and blind

Bedroom 8'1" x 9'5" (2.48m x 2.88m)

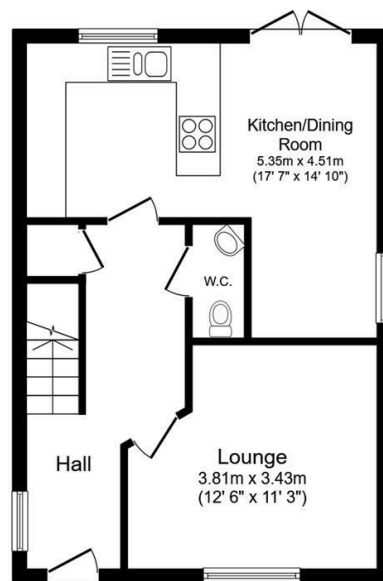
Carpet flooring with window to the rear elevation and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, spotlighting, partially tiled decor and heated towel rail

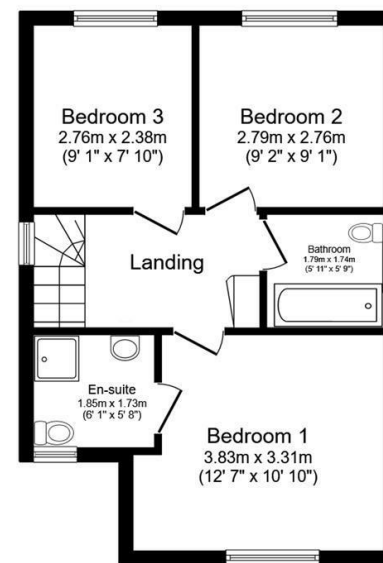
EXTERNAL

Beautifully presented rear garden, enclosed by panel fencing, laid to lawn and patio area. Large tandem driveway, leading to a detached single garage with up&over door.



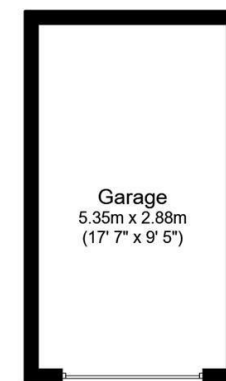
Ground Floor

Floor area 43.0 sq.m. (463 sq.ft.)



First Floor

Floor area 40.6 sq.m. (437 sq.ft.)



Garage

Floor area 15.2 sq.m. (163 sq.ft.)

Total floor area: 98.8 sq.m. (1,063 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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