



30a Lancaster Road, Carnforth
£110,000





30a Lancaster Road

Carnforth, Carnforth

Charming 1st floor flat with spacious layout, picturesque views & bright kitchen diner. Enjoy the views from Bedroom & Lounge! Communal yard for outdoor living. No chain. Great access to shops & excellent transport links. Comfort & convenience in a tranquil Carnforth setting. Council Tax band: A

Tenure: Freehold

- First Floor Flat
- 1 Double Bedroom
- No Chain
- Kitchen Diner
- 3 Piece Bathroom
- Lounge with Views
- Tucked Away Quiet Location
- Central To All Amenities
- Popular Carnforth, Coast & Canal
- Transport & Travel Links





The Flat

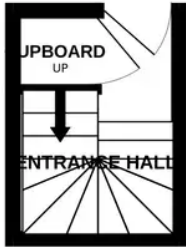
Tucked away off Lancaster Road you are right in the heart of Carnforth here and yet the feel is of privacy and space. The entrance is to the rear, through a numbered gate and into the walled yard. A communal front door opens to a tidy, well kept communal hallway where stairs lead up to the first floor. The flat itself is split level with the light and airy living space being attic style. Velux windows front and rear make this a light, bright living space enjoying superb views. To one side is Warton Crag and roof top views towards the Lakeland Hills. To the other side is a super view of the church tower watched over by a stone gargoyle.

Kitchen Diner, Bedroom & Bathroom

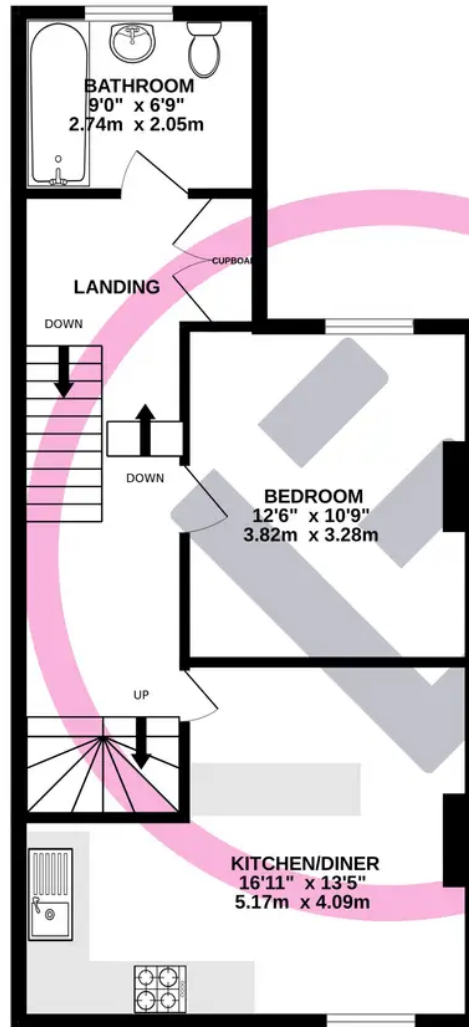
The kitchen diner looks out over Lancaster Road and has bright, white cabinets, an integrated gas hob, oven and plenty of space to dine. The bedroom is a generous size and looks out over the quiet rear of the property. At the rear of the flat is a good sized three piece bathroom with bath, over bath shower, wash basin and low flush WC. A cupboard on the landing houses the gas combination boiler for the home.



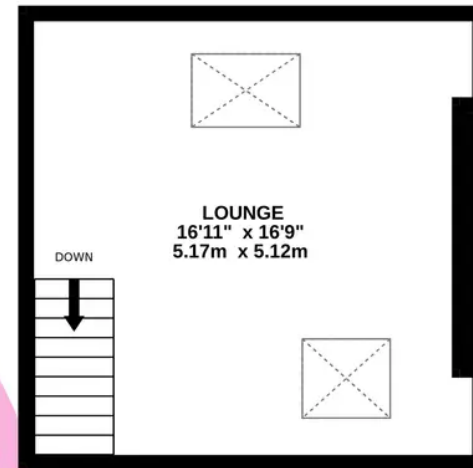
GROUND FLOOR
53 sq.ft. (4.9 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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