



34 New Street, Carnforth  
Asking Price £150,000

Your Local Estate Agents  
Thomson Hayton Winkley



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## 34 NEW STREET

A traditional stone built mid terrace period property centrally located in Carnforth where the many amenities include a doctors, dentist, post office, supermarkets and a railway station. Carnforth offers easy access to Junction 35 of the M6, the picturesque market town of Kirkby Lonsdale and the City of Lancaster. There are a number of primary schools in the area and a nearby secondary school. The property also falls within the catchment area of the Lancaster Grammar Schools.

The well proportioned accommodation, which is laid to three floors, briefly comprises sitting room, dining room and kitchen on the ground floor, two bedrooms and a bathroom on the first floor. The second floor offers a further bedroom with generous dressing area. The property benefits from double glazing and gas central heating.

There is an enclosed yard with garden space to the rear.

On road parking applies.

34 New Street is offered for sale with no upper chain and would make an ideal first time buy or investment purchase.

### PORCH

3' 4" x 3' 4" (1.02m x 1.02m)

Double glazed door.

### ENTRANCE HALL

10' 9" x 3' 4" (3.28m x 1.02m)

Single glazed door to porch, radiator.

### SITTING ROOM

13' 8" max x 11' 7" max (4.19m x 3.54m)

Double glazed bay window, radiator, decorative electric fireplace, built in cupboards, cornice, ceiling rose.

### DINING ROOM

15' 8" max x 13' 8" max (4.79m x 4.18m)

Double glazed window, radiator, wall mounted decorative electric fire, built in storage cupboard, fitted shelving to alcove, coving.

### KITCHEN

11' 10" max x 6' 2" max (3.62m x 1.90m)

Double glazed door to yard, double glazed window, radiator, good range of base and wall units, stainless steel sink, space for cooker with extractor/filter over, space for fridge, plumbing for washing machine, tiled splashbacks, tiled flooring.

### LANDING

8' 11" max x 6' 3" max (2.74m x 1.93m)

Natural light from ground floor.

### BEDROOM

15' 9" max x 11' 7" max (4.82m x 3.54m)

Double glazed window, radiator.

### BEDROOM

17' 0" max x 7' 10" max (5.20m x 2.41m)

Double glazed window, radiator, gas central heating boiler.

### BATHROOM

10' 1" max x 7' 9" max (3.08m x 2.37m)

Double glazed window, radiator, four piece suite in white comprises W.C., wash hand basin with tiled splashback, bath with tiled splashback and fully tiled shower cubicle with electric shower fitment, tiled flooring.

### BEDROOM

14' 6" max x 12' 2" max (4.42m x 3.73m)

Double glazed Velux window, radiator.

### DRESSING AREA

10' 4" max x 6' 9" max (3.16m x 2.06m)

Recessed spotlights, storage space, fitted hanging rails.

### OUTSIDE

There is an enclosed yard to the rear which offers potential to create private patio and garden space. On road parking applies.

### SERVICES

Mains electricity, mains gas, mains water, mains drainage.

### COUNCIL TAX BANDING

Currently Band B as per the Valuation Office website.

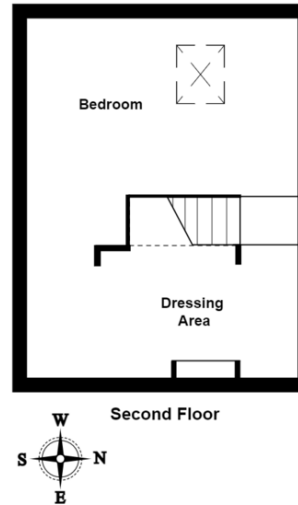
**PLEASE NOTE:** The sellers of 34 New Street are related to a director of THW Estate Agents.







34 New Street, Carnforth  
 Total Area: 116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup>  
 For illustrative purposes only - not to scale.  
 The position and size of features are approximate only.  
 © North West Inspector.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

### DIRECTIONS

From Junction 35 of the M6 exit on to the B6601, pass the Porsche Garage and turn right on to Kellet Road (B6254). Continue to turn left on to North Road and cross the A6 (Lancaster Road) in to New Street where number 34 is located on the left.

### WHAT3WORDS:

pounced.slipped.lingering

### Important Notice

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