

## 3 Bedroom Semi-Detached for Sale - £200,000

Prince Avenue, Carnforth, LA5 9AD



### KEY FEATURES

- Three Bedroom Semi-detached Family Home
  - Popular Residential Location
  - Large Lounge And Kitchen Diner
  - Ground Floor WC
  - Three Good Sized Bedrooms
  - Modern Three Piece Bathroom
  - Large Front And Rear garden
- Viewings Are Highly Recommended



## Description

Jennings Estate Agents are delighted to offer for sale, this three bedroom semi-detached family home. Located within a prime position for access to the M6 motorway and to the centre of Carnforth. Access to Carnforth's train station, bus routes and Carnforth High School.

The property features; entrance hallway, large reception room, cloakroom/WC and modern kitchen diner. To the first floor are three good sized bedrooms and a white three piece bathroom suite. Externally the property offers a generous front and rear garden with artificial grass, stone chippings and paved patio.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

## Ground Floor

**Hallway** - Entrance doorway and uPVC window to the side aspect. Double radiator. Stairs leading to the first floor landing.

**Lounge** - 13' 5" x 11' 10" (4.1m x 3.63m) Double glazed uPVC window to the front aspect. Radiator.

**Kitchen Diner** - 10' 2" x 17' 10" (3.1m x 5.45m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and a half stainless steel sink unit. Electric oven and four ring gas hob. Space for a washing machine, fridge freezer and tumble dryer. Double radiator. Storage cupboard. Double glazed uPVC window and uPVC door leading to the rear garden.

**Cloakroom/WC** - Two piece suite comprising; wash hand basin and low level WC. Heated towel rail.

## First Floor

**First Floor Landing** - Double glazed uPVC window to the side aspect.

**Master Bedroom** - 10' 11" x 10' 8" (3.33m x 3.27m) Double glazed uPVC window to the front aspect. Fitted storage cupboard. Double Radiator.

**Bedroom Two** - 12' 5" x 10' 4" (3.79m x 3.16m) (into recess) Double glazed uPVC window to the rear aspect. Double radiator.

**Bedroom Three** - 7' 10" x 10' 0" (2.4m x 3.07m) Double glazed uPVC window to the front aspect. Fitted cupboard. Double radiator.

**Bathroom** - Three piece suite comprising; bath with an



overhead shower, wash hand basin and low level WC. Two uPVC double glazed windows to the rear aspect. Heated towel rail. Down lights.

## Exterior

**External** - Large gravel area to the front, with steps leading to the main entrance. Stone gravel to the side of the property. Large rear garden with a paved patio area, artificial lawn and decorative stone chippings. Freestanding out-building.

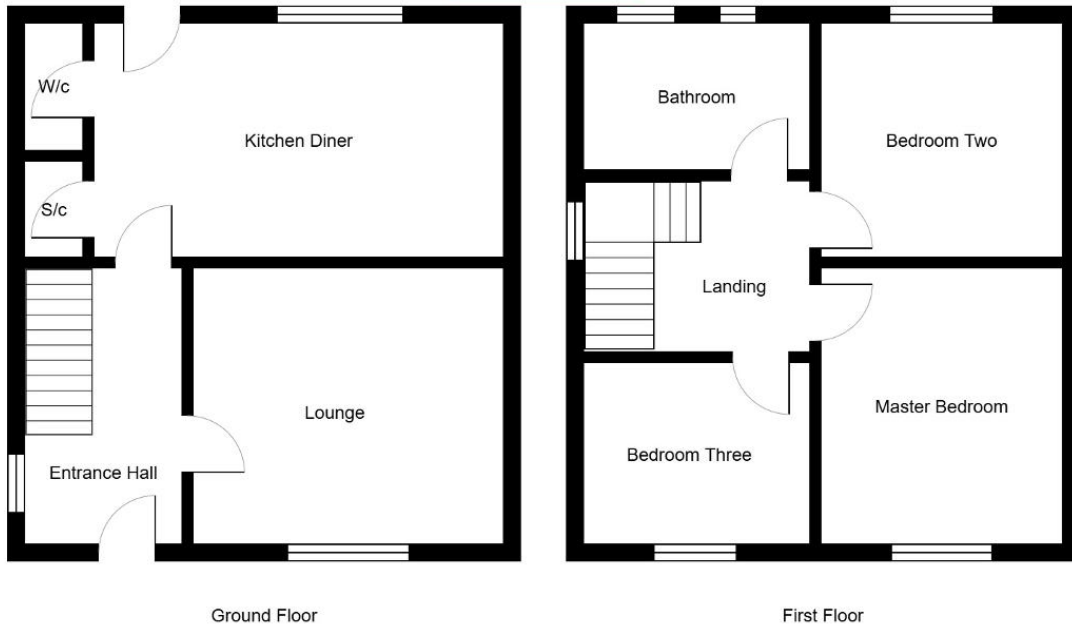








Prince Avenue, Carnforth, LA5 9AD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	7 G	

**Additional Information:** We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.