



16 Church Bank, Over Kellet
£225,000





16 Church Bank

Over Kellet, Carnforth

Ready to make your Forever Family Home? 3-bed semi-detached house with big garden in Over Kellet! Off-road parking! Additional side passage with storage rooms! Sought-after village location with school and great transport links. Ideal family home. Viewing recommended. Council Tax band: C

Tenure: Freehold

- Semi Detached House
- 3 Bedrooms
- Open Plan Kitchen Diner
- Front Porch & Garden
- Large Rear Garden
- Side Passage w/ Store Rooms
- Sought After Village
- Driveway Parking
- Village Amenities including School
- Great Transport Links



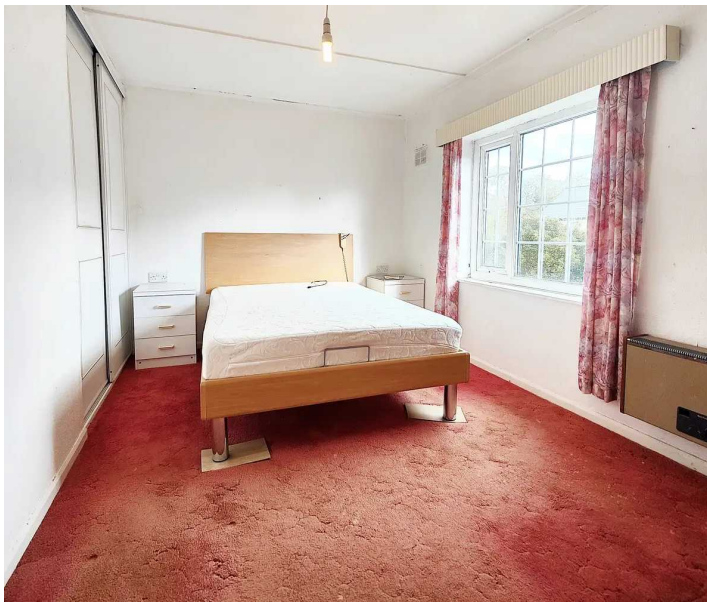


Location

With its highly-regarded primary school, close-knit community spirit, and exceptional travel links, Over Kellet is an idyllic destination for families and individuals looking for a place to call home. Enjoy the best of both worlds - a peaceful retreat from the hustle and bustle of urban life while staying easily connected to major transportation hubs for convenience. The motorway network is easily accessed with Junction 35 of the M6 just a short drive and in nearby Carnforth or Lancaster you will find the mainline train service. Embrace a lifestyle that embraces nature, history, and genuine community in this charming village. Major supermarkets and local shops are just a 5 minute drive away in neighbouring Carnforth. You will find Lancaster is easily accessed too and this location puts you in a superb catchment area for schools whether that be QES in nearby Kirkby Lonsdale or the Grammar Schools and Ripley St Thomas in Lancaster. Church Bank is an established residential setting.

The House

This has been a wonderful family home for many years and with its great location, generous rooms and space inside and out it will continue to be a great option for families for years to come. You have the opportunity to create the family house you have dreamed of here in Over Kellet. There is a separate front porch creating privacy and inside a generous hallway, front lounge with bow window and rear kitchen diner. Being open plan the kitchen diner can be the heart of the home and it looks out over the rear garden. The gas combination boiler the home is wall mounted here. There is a generous pantry cupboard and a side door opens to the secure side passageway where you will find doors to the front and rear, a WC and two separate store rooms. You could create the perfect utility area in one and still have plenty of additional space.

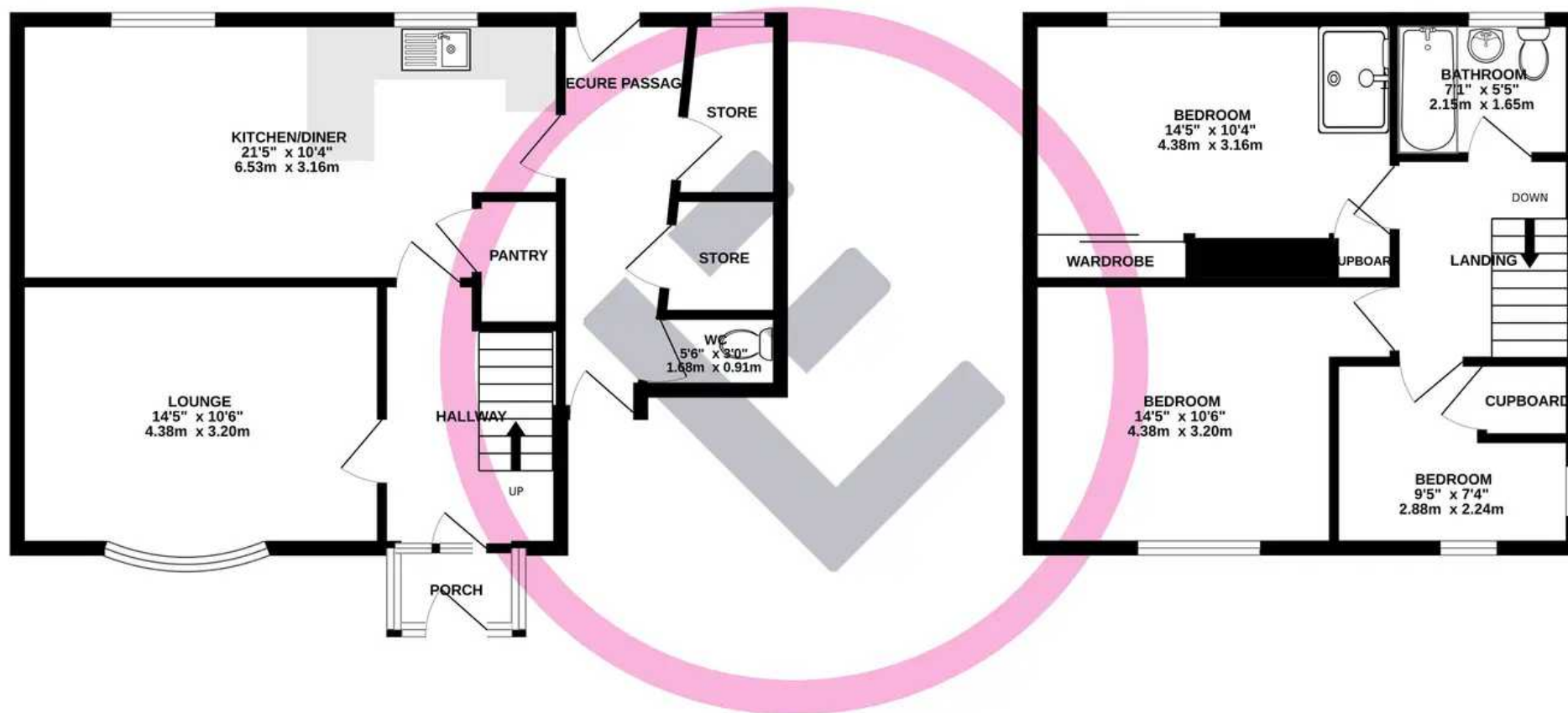


Upstairs

On the first floor there are three bedrooms and the bathroom. You will find double glazed units fitted with

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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