



5 New Acres, Carnforth  
£340,000







## 5 New Acres

Carnforth, Carnforth

Step inside this detached bungalow and you will be impressed! It is everything you could want being fully re-furbished throughout and offering plenty of space inside and out with 3 bedrooms, a stunning kitchen diner and large, private garden. It is a home to enjoy!

Council Tax band: D

Tenure: Freehold

- Detached Bungalow
- 3 Bedrooms
- Fully Re-Furbished
- Integrated Kitchen Diner
- Lounge w/ Media Wall
- Garage plus Parking for 2
- Low Maintenance Private Garden
- Popular Cul de Sac Location
- Great Local Amenities
- Transport & Travel Links









### Location

Carnforth is a sought after and popular location just north of Lancaster. There are a range of independent retailers in Carnforth including the famous book shop which you'll find is just a short walk from the railway station with its iconic clock made famous by the film Brief Encounter. Carnforth also has larger stores and now boasts three supermarkets with a local Tesco, Aldi and Booths. Ever popular with families you will find several primary schools and a local secondary school. There's plenty locally for families whether that be groups and clubs to join, strolls along the canal and shoreline or day trips out to places nearby like Greenlands Farm. The M6 is also convenient so if work or leisure take you further afield this is a great location. New Acres is a desirable small cul-de-sac of bungalows tucked off North Road enjoying privacy and yet with great access to all the local amenities.

### The Bungalow

What a superb opportunity this bungalow is! It really will impress buyers being fully refurbished and offering such generous, high spec accommodation throughout. The immaculate frontage gives a taste of what is inside and as the modern front door swings open you are greeted by a large, welcoming and light hallway. Matching oak doors open off the hallway and add a warm feel to the sleek modern, wood effect flooring which is complemented by light grey décor. The lounge is generous and has a large picture window to the front. The wall mounted, glass fronted flame effect fire is set within a media wall allowing plenty of space for furniture. This really is a superb, relaxing space to enjoy.

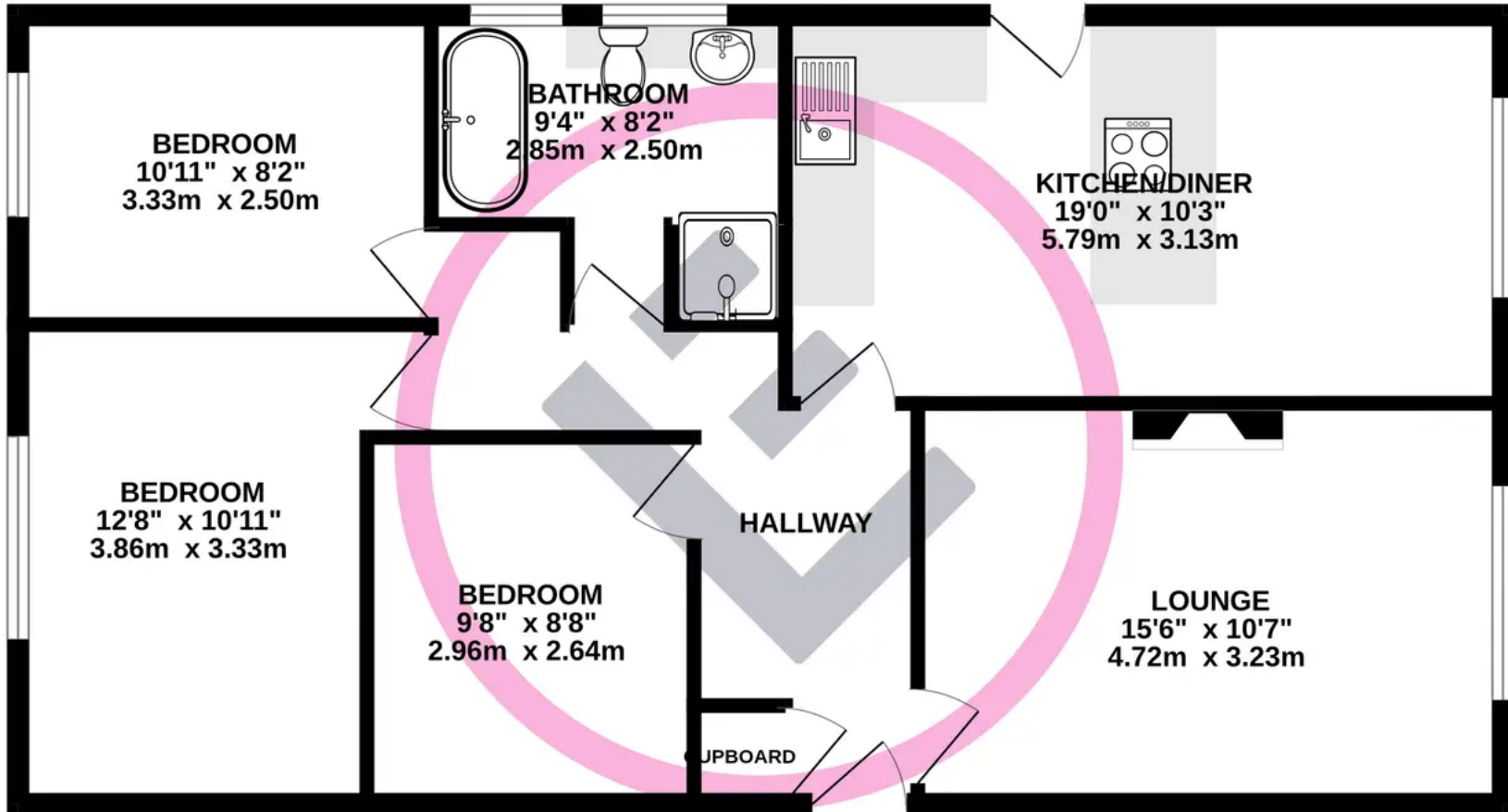
### Kitchen Diner

Whether entertaining family and friends or simply catching up with family business over an evening meal this generous kitchen diner has it all. Sleek taupe coloured cabinets in a gloss finish conceal integrated Bosch appliances including the double oven and induction hob above which is an extractor hood. The hob is situated on the peninsula which accommodates a breakfast bar making this the ideal





**GROUND FLOOR**  
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 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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