



8 MIDLAND TERRACE, CARNFORTH, LANCASHIRE, LA5 9EZ
£140,000

MILNE MOSER
SALES + LETTINGS

8 MIDLAND TERRACE
CARNFORTH
LANCASHIRE
LA5 9EZ



2



2



1



PARKING

OVERVIEW

Having a deceptive plot, this two bedroom mid terrace house is an ideal first time buy or investment. The accommodation is over two floors with a lounge, dining room and dining kitchen on the ground floor plus two bedrooms and a shower room on the first floor. Externally, there is private off road parking plus a garden space at the front, an enclosed patio yard at the rear plus an additional garden space beyond the rear lane. Requiring updating and modernisation, this is the perfect opportunity to personalise to individual tastes and the property is available with no onward chain. Part gas centrally heated and double glazed.

ACCOMMODATION

A UPVC double glazed door leads into a vestibule. Having a ceiling light and practical tiled floor, the vestibule has a glazed door leading into the lounge.

LOUNGE

16' 5" x 11' 11" (4.99m x 3.63m) max

UPVC double glazed window to the front aspect with pleasant outlook towards gardens. Stone fire surround with gas fire and cupboards and shelving to either side. Radiator and a ceiling light.

INNER HALLWAY

Stairs lead to the first floor and there is a ceiling light and hanging space for coats. A shelved under stairs cupboard provides useful storage.





DINING ROOM

10' 5" x 8' 7" (3.17m x 2.61m)

A double glazed window overlooks the rear patio. Radiator and a ceiling light.

KITCHEN DINER

9' 10" x 12' 5" (3.01m x 3.77m)

A good sized kitchen diner with space for a family table if required. A double glazed window overlooks the rear patio yard and there is a UPVC double glazed external door. Fitted with cream base and wall units with wood trim and wood effect worktops and a cream one and a half bowl sink with drainer. There is plumbing for a washing machine, space for a fridge freezer and electric cooker. Ceiling light, radiator and tiled splashbacks.

LANDING

A double glazed window to the rear elevation. Ceiling light and a radiator.

BEDROOM

8' 0" x 15' 5" (2.44m x 4.69m) max

A UPVC double glazed window overlooks the front garden and parking towards trees. Ceiling light.

BEDROOM

8' 0" x 12' 1" (2.44m x 3.69m)

The second bedroom also faces the front and has a built in double cupboard and a ceiling light. UPVC double glazed window.

SHOWER ROOM

10' 6" x 5' 4" (3.20m x 1.63m)

Frosted double glazed window to the rear aspect. Fitted with a quadrant shower cubicle, a pedestal wash hand basin and a WC. There is tiling to the walls, a ceiling light, extractor and a heated towel rail. The Vaillant boiler is housed in a cupboard.



EXTERNAL

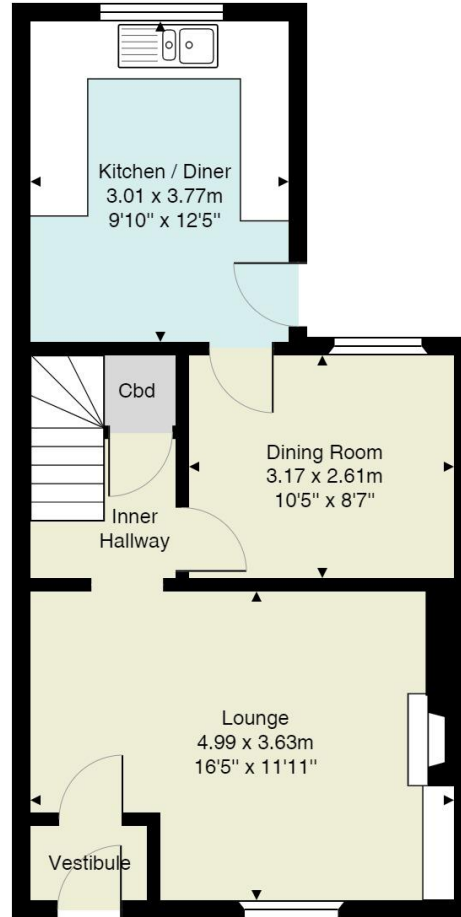
Unusually for a property is this style, there is a front garden with dedicated parking space, a rear yard and further garden at the rear. The front garden is planted with shrubs and has a gravelled path and parking for two cars. The enclosed rear patio yard has raised beds and space for pots and furniture if required,. A gate leads to the rear access. Across the access lane is a further grassed space which could have potential for a shed or veg patch.

DIRECTIONS

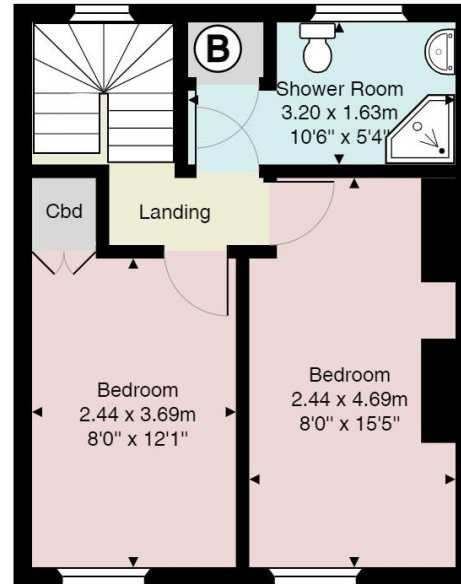
From the centre of Carnforth, turn onto Market Street and follow downhill passing the War Memorial and Carnforth Station. Continue past the light industrial park and under two bridges. Just after the second bridge, turn right onto Midland Terrace and follow the lane down to the houses. Number 8 is located to the centre of the row with parking opposite.

what3words///worms.instance.hamper





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





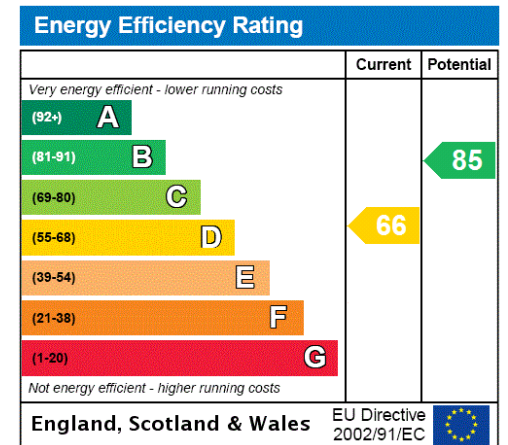
GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: A

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnmoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.