



MILNE MOSER
SALES + LETTINGS



**6 William Street
Carnforth
LA5 9HE**

£98,000





With open views at the rear, this character terrace cottage is a perfect first time buy or rental investment. On the ground floor is a lounge with adjoining kitchen along with the bathroom. The main bedroom is a good double and there is a further bedroom. At the rear is a good sized outhouse with a garden behind. There are views from the garden over countryside and scope to landscape or develop further. Gas centrally heated and UPVC double glazed.

ACCOMMODATION

Frosted UPVC double glazed door leads into the lounge

LOUNGE

11' 11" x 11' 11" (3.63m x 3.63m)

UPVC double glazed window faces the front aspect. Wooden fire place with marble style inset and green slate hearth, recess for a gas fire. Alcove cupboards to one side, a ceiling light, radiator and television and telephone points. Stairs lead to the first floor and a door to the kitchen.

KITCHEN

9' 4" x 7' 8" (2.84m x 2.34m) max

A UPVC double glazed window and UPVC double glazed door look onto the rear access lane. Fitted with pale shaded base and wall units with speckled worktops and tiled splashbacks. Stainless steel sink and drainer, space for a cooker, space for a fridge freezer and plumbing for a washing machine. Ceiling light and four panel floor to ceiling radiator.

BATHROOM

5' 4" x 4' 5" (1.63m x 1.35m)

A frosted UPVC double glazed window to the rear aspect. Utilising all the space, the bathroom is fitted with a bath with shower over, pedestal wash hand basin and a WC. Heated towel rail, tiling to the walls and a ceiling light. PVC clad ceiling.

LANDING

The characterful staircase leads to the first floor with the bedrooms leading directly off. Ceiling light.

BEDROOM

11' 9" x 11' 9" (3.58m x 3.58m)

A good double with a UPVC double glazed window facing the front elevation. Radiator, ceiling light and open fronted cupboard.



ACCOMMODATION CONTINUED

BEDROOM

11' 10"/6' 7" x 7' 8"/3' 7" (3.61m/2.01m x 2.34m/1.09m)

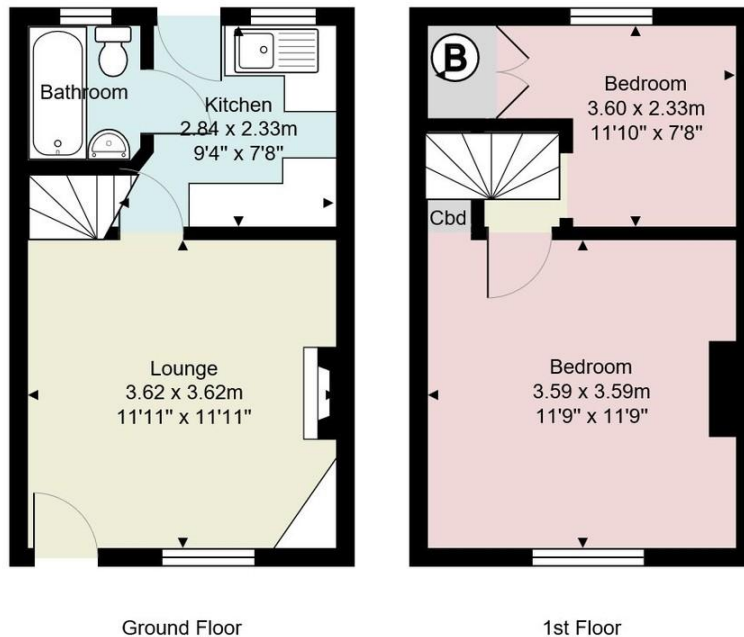
Facing the rear aspect with lovely view over open countryside towards hills and fells. Radiator, ceiling light and cupboard housing the boiler.

EXTERNAL

At the rear is an open access lane leading to neighbouring properties. There is a brick built outhouse with two doors and internal measurement of 10' x 5'4". A path at the side leads to the garden. Enclosed by fencing, the garden is mainly gravelled and paved with space for pots and furniture. There is potential to further landscape or even create a home office (subject to relevant planning) on the rear of the outhouse.



FLOOR PLAN



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

DIRECTIONS

From our offices proceed along Main Street towards Millhead, turning right prior to The Nib onto Rupert Street. Continue along turning right again onto William Street with the property located to the left hand side.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
Tenure: Freehold
Council Tax Band: A
EPC Grading: C

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