



**Greengate Lane
Carnforth
Lancashire
LA5 9JJ**

Offers In Excess Of £245,000

bettermove

Greengate Lane Carnforth

Bettermove are proud to present this 3 bedroom semi-detached house in Carnforth available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is C.

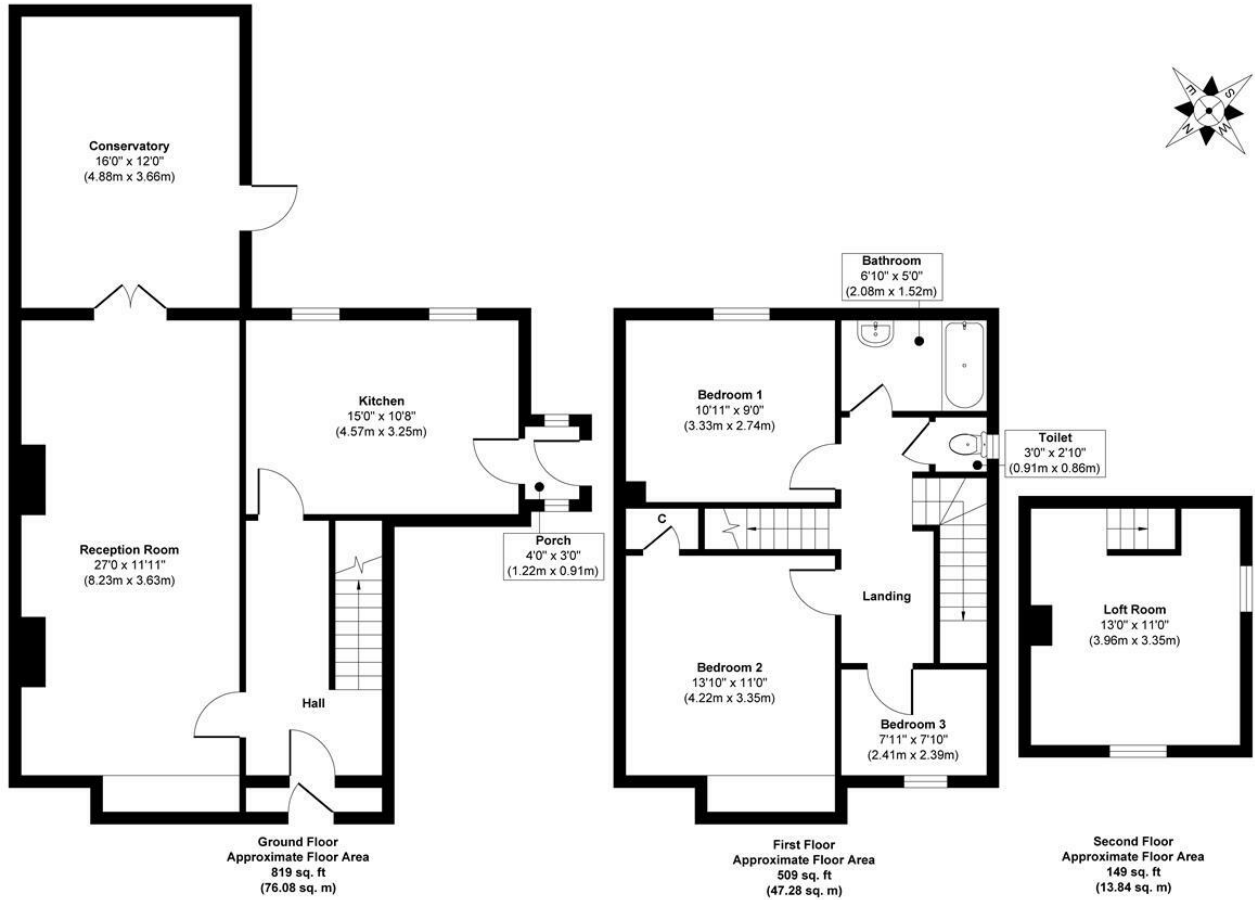
The interior of this property comprises a spacious living room, conservatory and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The loft has been converted as an additional bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Carnforth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A6, M6 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



LA5 9JJ - 10 Greengate Lane, Carnforth



Approx. Gross Internal Floor Area 1477 sq. ft / 137.20 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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