



2 bed semi-detached bungalow to buy in LA6

Borwick, Carnforth, Lancashire, LA6 1JS

£150,000 Starting Bid

🛏 x 2 🚿 x 1 🚗 x 1

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Limited Lending
- ✓ Semi-Detached Bungalow
- ✓ No Onward Chain
- ✓ EPC Rating G

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: G
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in the picturesque village of Borwick, this semi-detached bungalow sits on a generous plot and offers excellent renovation potential. The accommodation includes two bedrooms, two reception rooms, and off-road parking. Outside, a large garden provides ample space for relaxation or further enhancement. Enjoying a peaceful rural setting close to countryside and canal walks, this property offers a fantastic opportunity to create a charming home in a highly desirable village location.

Entering through the porch, you are welcomed into the entrance hallway, which includes a useful storage cupboard. To the left is the shower room, fitted with a shower enclosure and wet area, hand wash basin, and W.

To the rear, the living room features patio doors opening to the garden and a fireplace with hearth and surround. A doorway leads to the utility area, which offers storage cupboards, a worktop with plumbing and space for a washing machine, and an opening into the kitchen. The kitchen is fitted with a range of wall and base units, a four-ring hob with extractor hood, a stainless steel one and a half bowl sink, a Hotpoint eye-level electric oven with separate grill, and a door leading out to the rear garden.

At the front of the property is a sitting room, which could also serve as a third bedroom, offering flexible accommodation.

On the first floor, there are two bedrooms and a W. with pedestal hand wash basin, cupboard, and toilet.

The property requires comprehensive renovation throughout, providing an excellent opportunity for improvement and modernisation.

Outside, to the front, there is a tarmacked driveway providing parking for several vehicles and a detached garage, with gated access to the rear garden. The rear garden is of a generous size, mainly laid to lawn, and screened by hedges with views towards open countryside.

We have been made aware by the estate agent and seller that the property is of non-standard construction (believed to be single-skin brick with timber cladding) and is served by a septic tank that may not comply with current regulations. All interested parties are advised to make their own enquiries with their chosen lender before proceeding.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Semi-detached Bungalow

Parking: Off Street

Construction materials: Timber frame

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

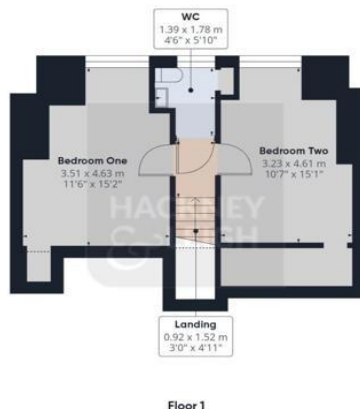
Listed property: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Septic Tank



Approximate total area⁽¹⁾
97.4 m²
1050 ft²

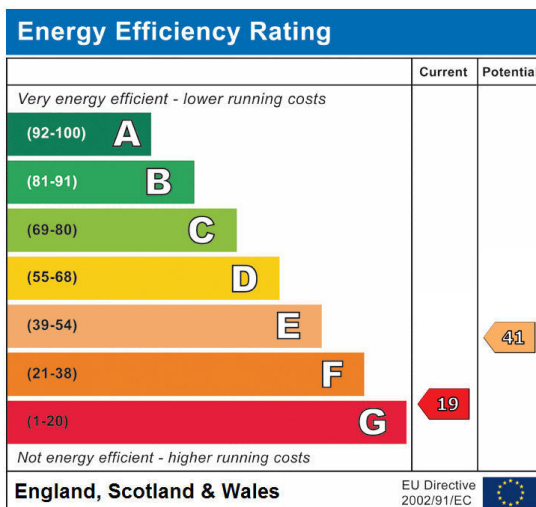
Reduced headroom
0.5 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Borwick, Carnforth, Lancashire, LA6 1JS

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

