



18 Lancaster Road, Carnforth  
Carnforth

£200,000









## 18 Lancaster Road

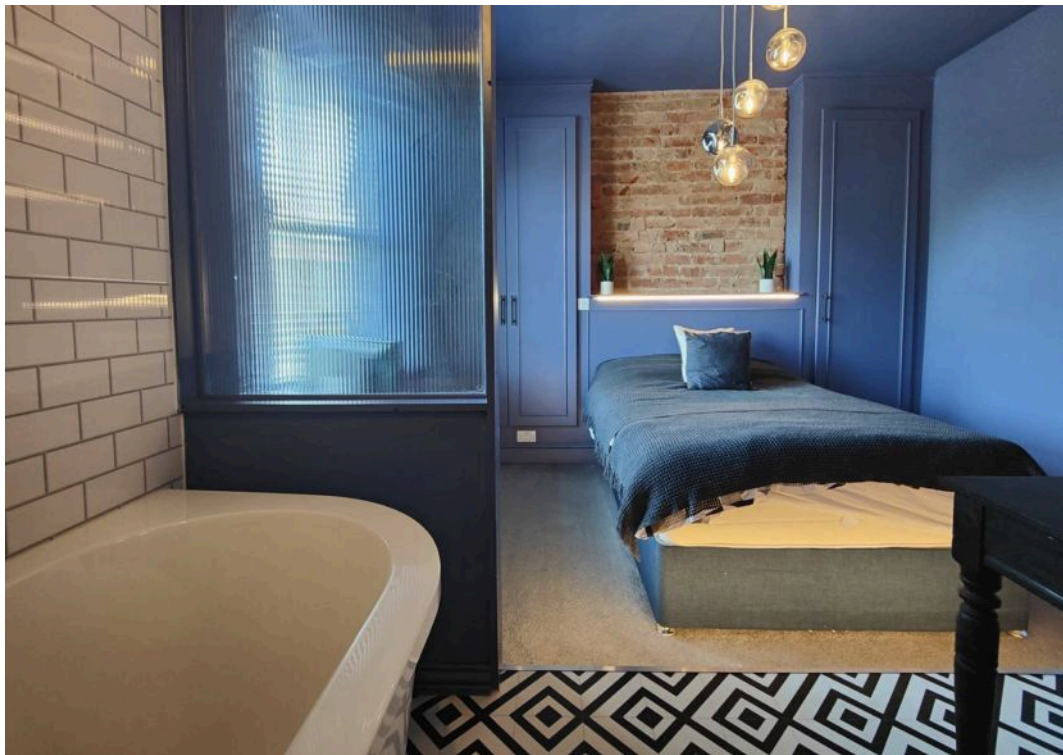
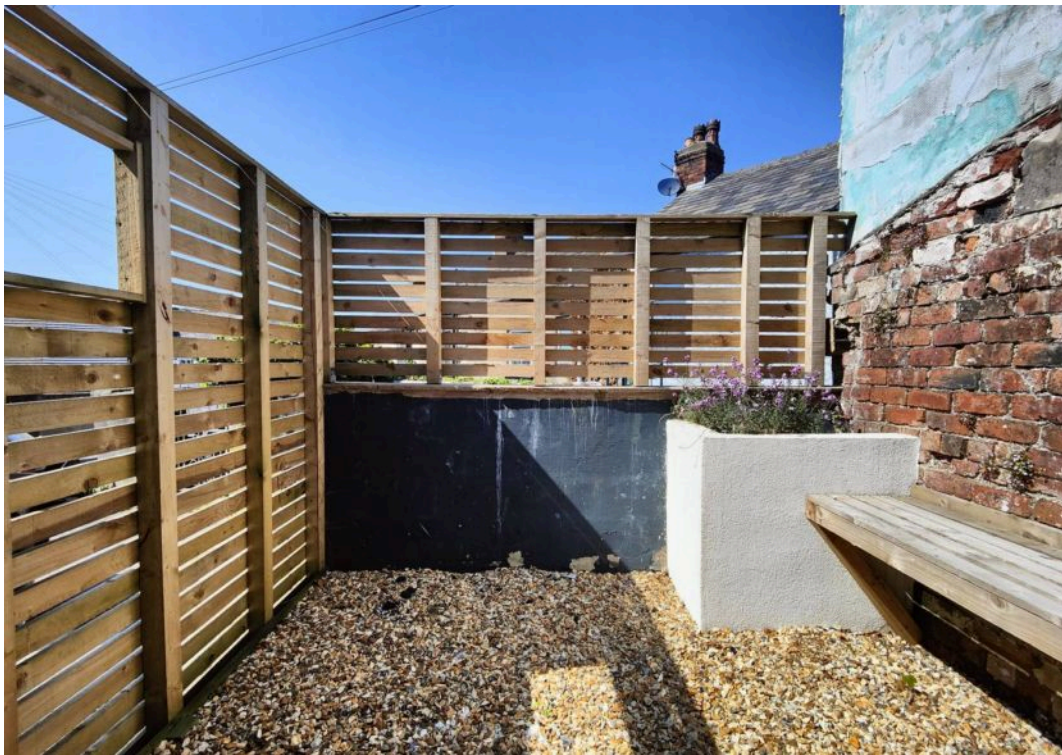
Carnforth

Impeccable 4 bed mid-terraced house in sought-after market town. Stylishly refurbished with 2 baths, 2 receptions. Ideal for families/professionals. Perfect investment with commercial clients and holiday let. Low maintenance garden. Convenient location with nearby amenities and transport links, no chain. Council Tax band: TBD

Tenure: Freehold

- Bay Fronted Terraced House
- Refurbished & Stylishly Presented
- Current Corporate Let £1900 PCM 11.4% ROI
- 4 Bedrooms, 2 Receptions & 2 Bathrooms
- 4 Year Build Work Warranty
- Low Maintenance Enclosed Rear Garden
- No Chain
- Popular Market Town
- Great Local Amenities
- Transport & Travel Links









### Welcome Home

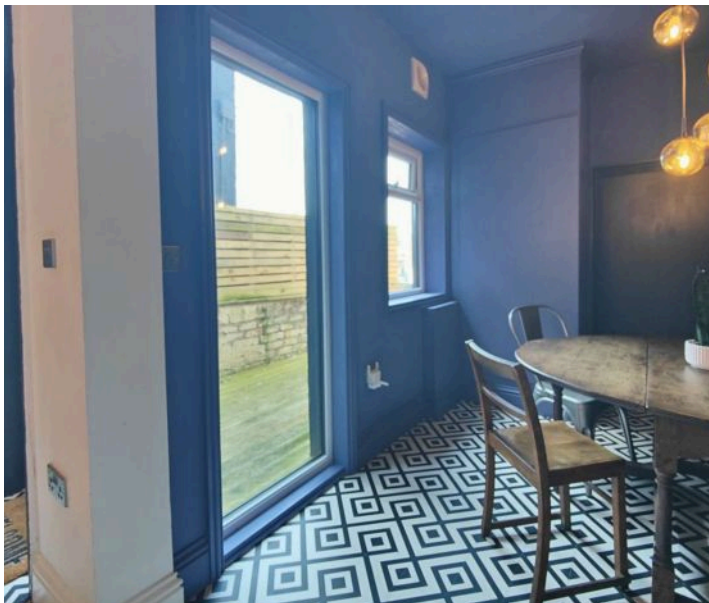
This charming bay fronted terraced house has been beautifully updated and today offered stylish and generous accommodation. The house is available Turn-Key ready and with no onward chain. The front door opens to a bright, light hallway with high ceilings and original cornice. The bay fronted front room makes a generous lounge and the current owners have an ornamental stove as a focal point. The kitchen diner is open plan, sleek and stylish with integrated appliances and a central island. A French door opens to the rear yard and enclosed sun garden. The dining area offers plenty of space to dine and a cloakroom with WC and utility space completes the ground floor accommodation. The property has a modern feel and with solar panels, a 4.6kw system, it is energy efficient as well. There is a generous cellar too.

### Bedrooms & Bathrooms

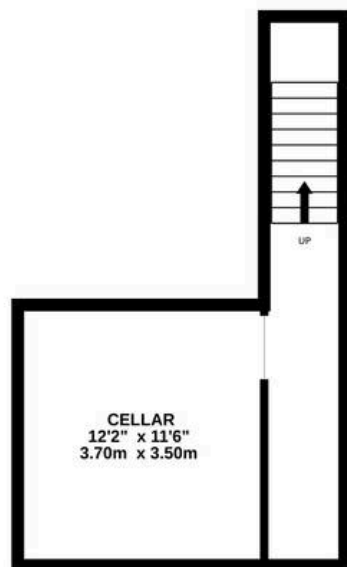
The house is surprisingly spacious. On the first floor there are three double bedrooms and a shower room. Additionally the master bedroom has an ensuite, open plan bathroom with tub bath and a separate WC. There are built in wardrobes in both the master bedroom and second bedroom but all rooms are well appointed with hanging space for clothes. The top bedroom has a Velux window and offers superb additional space.

### Investment Option

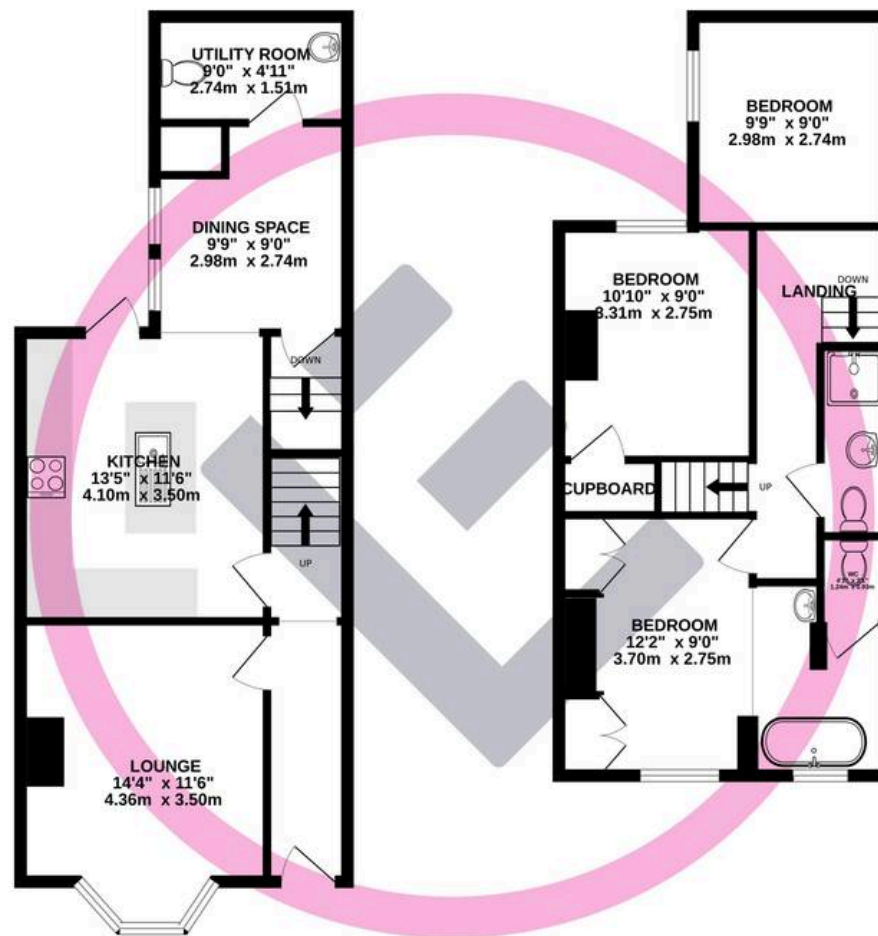
If the new buyer would like there is an option to buy the furniture and continue the business. The current corporate let returns £1900 PCM. Previously the property has operated as serviced accommodation sometimes returning £2500 PCM. This reflects a 11.4% return on investment.



**BASEMENT**  
235 sq.ft. (21.9 sq.m.) approx.



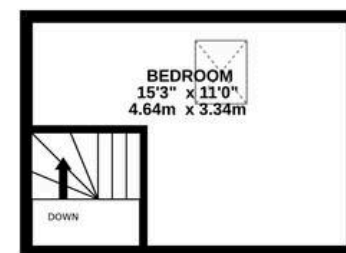
**GROUND FLOOR**  
526 sq.ft. (48.9 sq.m.) approx.



**1ST FLOOR**  
462 sq.ft. (42.9 sq.m.) approx.



**2ND FLOOR**  
167 sq.ft. (15.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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## Lancastrian Estates

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