



2, Hawk
Street, Carnforth, LA5 9LZ

2, Hawk Street, , Carnforth

The property at a glance 2 1 2

- End Terraced Property
- Two Bedrooms
- Investment Opportunity
- Two Reception Rooms
- Three Piece Bathroom
- Enclosed Rear Yard
- On Street Parking
- Freehold
- Council Tax Band: B
- EPC Rating:

R&B
ESTATE AGENTS

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£80,000

Get to know the property



Welcome to Hawk Street, Carnforth - a charming location for this delightful end terrace house. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, you'll have plenty of space for a growing family or to accommodate guests. The bathroom provides convenience and comfort for your daily routines.

Auction Details

To be sold via Online Auction, via unconditional terms, completion strictly within 28 days

Bidding window opens - 16/10/2024 and at 9:00am

Auction Ends- 16/10/2024 and at 15:00pm

Starting price - £80,000 (Reserve price is higher & unpublished)

Fees

All fees are payable by banks transfer only (we do not take card payments)

Buyers premium - Please note that there is a buyers premium that applies to this lot (£5000 including VAT) payable by the buyer within 2 hours of winning the auction. The buyers premium does not constitute part of the sale price, this is the auctioneers fee and is to be paid over and above the sale price paid to the vendor.

Searches - searches have been ordered and will be made available for download from The Auction Groups website prior to bidding taking place.

Viewings

To view the property please visit The Auction Groups website - www.the-auctiongroup.co.uk for viewing availability and to register your interest. It is highly recommended that you carry out any required due diligence prior to placing an offer on a property.

Ground Floor

Hall

Hardwood entrance door, stairs to lower ground floor and first floor, door reception room one and open to reception room two.

Reception Room One

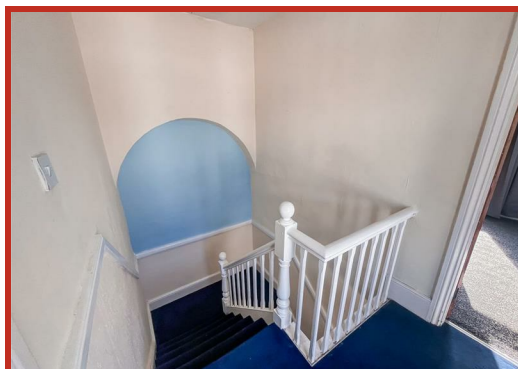
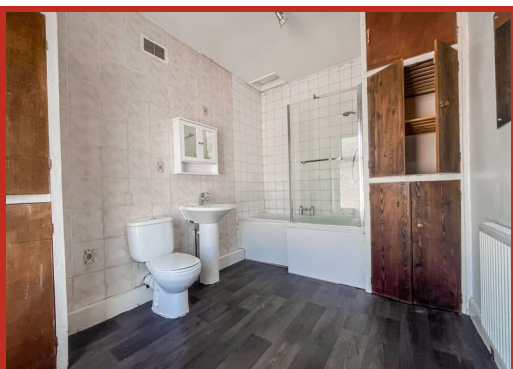
13' 1 x 9'

Two UPVC double glazed windows and central heating radiator.

Reception Room Two

11'9 x 11'

UPVC double glazed window, central heating radiator, storage cupboard and open access to kitchen.



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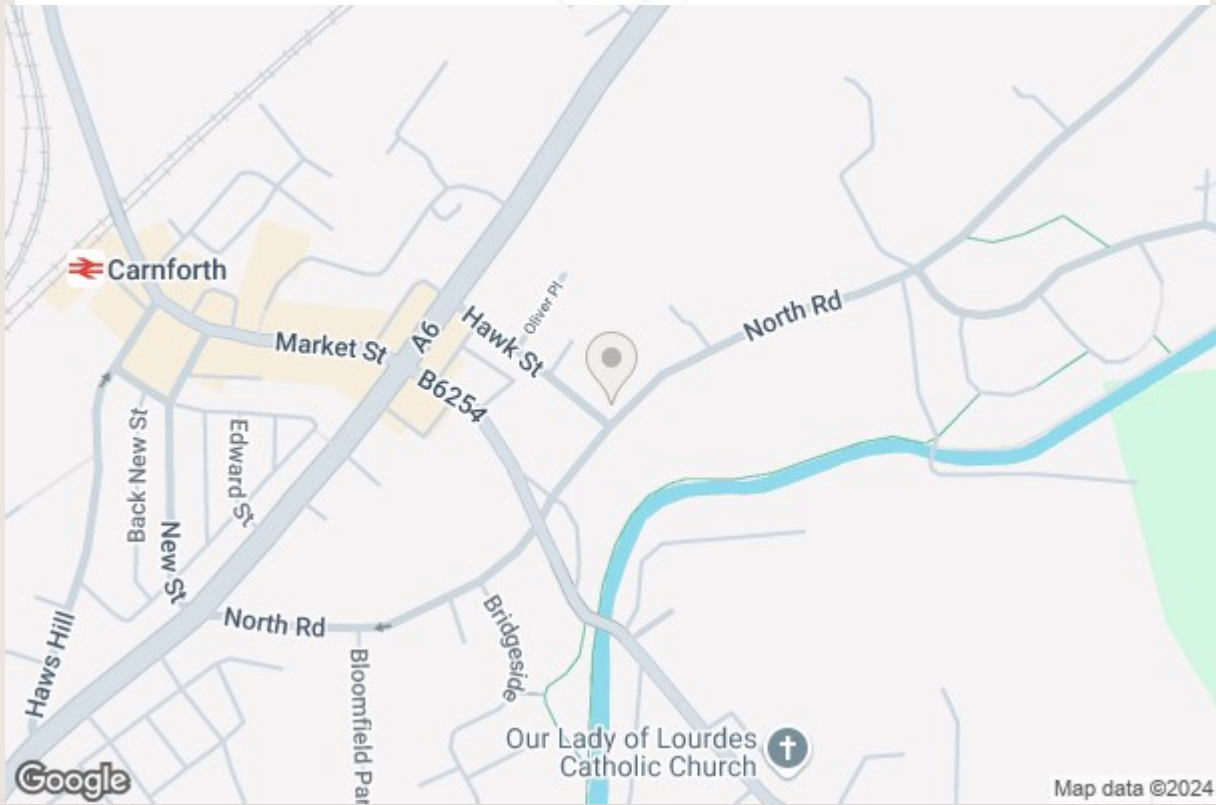
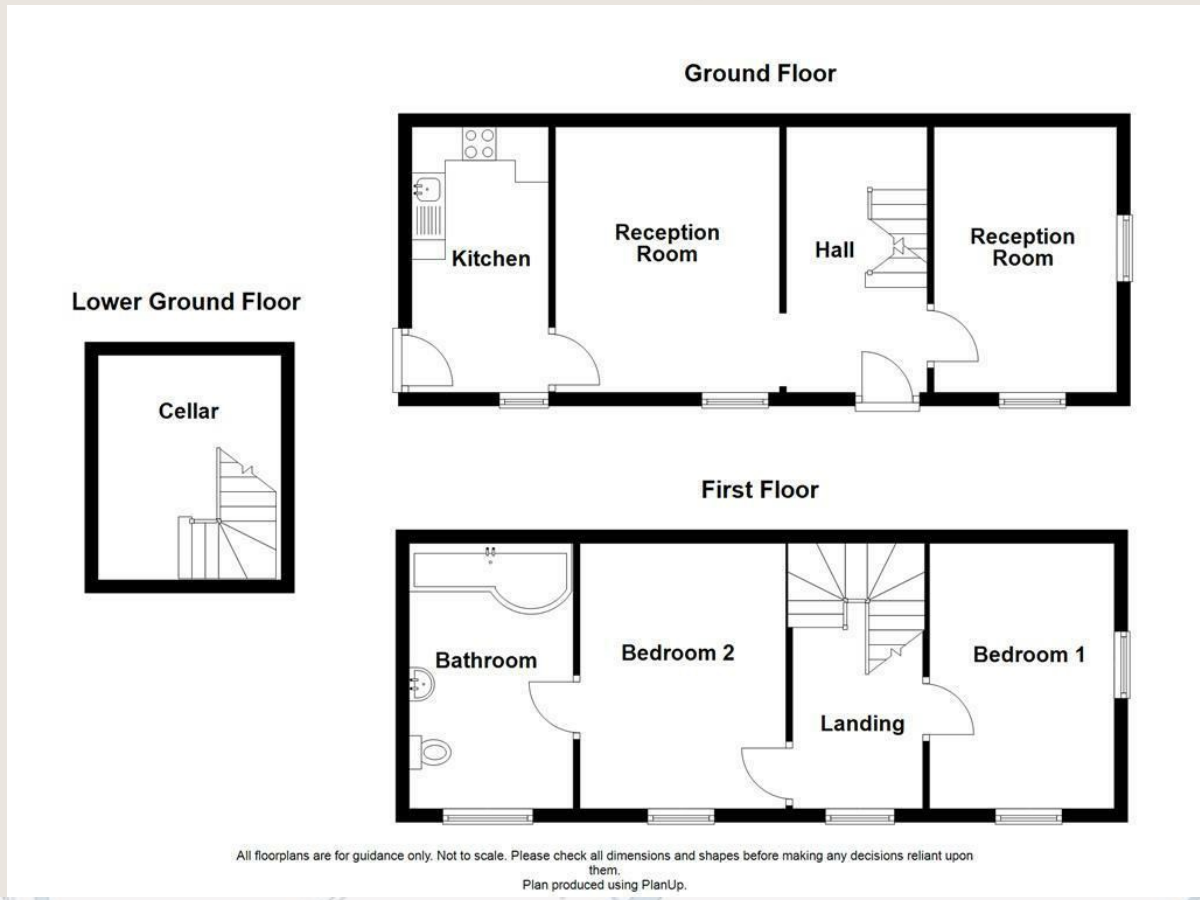
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Take a nosey round



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC