



## Carnforth

£150,000

90 North Road, Carnforth, Lancashire, LA5 9LX

90 North Road is a well presented traditional terrace home situated in the popular location of Carnforth.

This turn-key ready home boasts two modern reception rooms, two good sized cellar rooms and two spacious double bedrooms, and is perfectly suited for those looking to purchase their first home or would make an ideal investment opportunity.

### Quick Overview

- Traditional End-Terrace House
- Two Double Bedrooms
- Open Plan Living Space
- Two Cellar Rooms
- Ideal Investment Opportunity
- Perfect First Time Buy
- Easily Accessible Transport Links
- Primary & Secondary Schools Nearby
- Close To Local Amenities
- Ultrafast 1000Mb Broadband\*



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: C2264



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Kitchen



Cellar Room One

**Location** Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria and within easy reach of the beautiful Lake District National Park.

Carnforth offers a range of amenities to its residents, with doctors surgeries, pharmacies, schools, supermarkets, and local shops it also has the bonus of having fantastic transport links via bus, rail and motorway.

The property itself is also only a stones throw from the Lancaster canal for lovely scenic walks. This home really boasts a perfect central location.

**Property Overview** Step into this charming end terrace property and be greeted by a spacious open plan living and dining room, perfect for entertaining family and friends.

The room flows seamlessly into the kitchen, complete with ample wall and base units and space for all your appliances.

From the kitchen, you can access the rear yard, providing a convenient outdoor space for relaxation and al fresco dining.

Downstairs, you'll find a cellar with two good-sized rooms, offering ample storage for all your belongings. This additional space is a fantastic bonus for those in need of extra storage or a workshop area.

Upstairs, the property boasts a white four-piece family bathroom, featuring a separate bath and shower cubicle, a WC, and a hand wash basin. The bathroom is tastefully finished with part tiling.

The rear bedroom, bedroom two, is a cosy double room, perfect for guests or a home office. Meanwhile, bedroom one to the front of the home, is a generous double room with built-in wardrobes, providing a great storage solution for all your belongings keeping your bedroom a relaxing clutter free environment.

This traditional end terrace property offers a comfortable and inviting living space, recently refurbished and neutrally decorated throughout it is now just waiting for the next lucky owner to put their own creative mark on it and call it home. Don't miss out, contact us today to arrange a viewing.

**Outside** To the rear of the property is a quaint walled garden area which is low maintenance and a perfect space for a bistro set to sit out in the fresh air. There is shared access beyond the garden for the terrace.



**Parking** There is on street parking along North Road.

**Directions** From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. At the traffic lights, carry straight on and take the first left turning at the triangle onto North Road.

Proceed along North Road, the property can be found a short way along on the right hand side and can be located by our For Sale sign.

**What3words** ///posed.outdoors.pacemaker

#### Accommodation with approximate dimensions

**Living Room** 10' 10" x 10' 6" (3.3m x 3.2m)

**Dining Room** 11' 6" x 10' 6" (3.51m x 3.2m)

**Kitchen** 8' 6" x 7' 3" (2.59m x 2.21m)

**Cellar One** 13' 1" x 10' 6" (3.99m x 3.2m)

**Cellar Two** 13' 1" x 10' 6" (3.99m x 3.2m)

**Bedroom One** 13' 9" x 10' 6" (4.19m x 3.2m)

**Bedroom Two** 11' 6" x 8' 2" (3.51m x 2.49m)

#### Property Information

**Services** Mains gas, water and electricity.

**Council Tax** Lancaster City Council - Band A

**Tenure** Freehold. Vacant possession upon completion.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Cellar Room Two



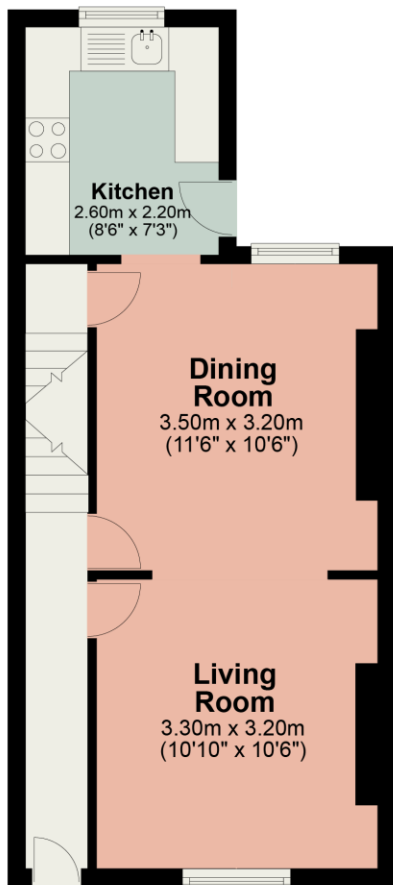
Bathroom



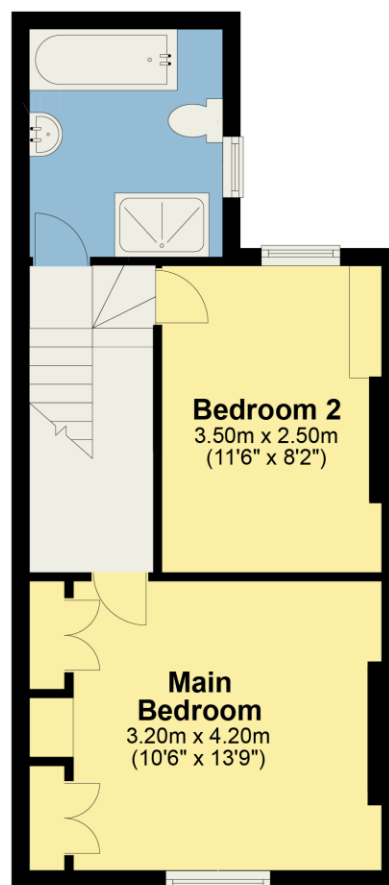
Bedroom One



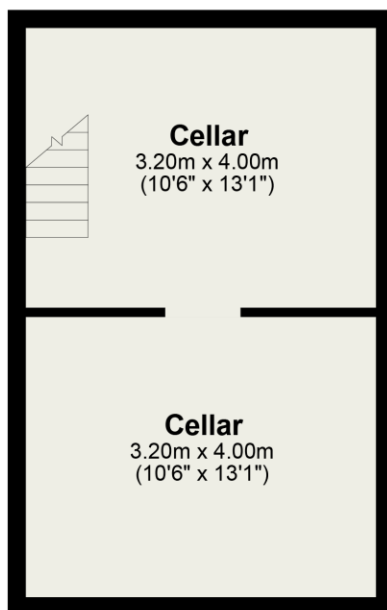
Bedroom Two



**Ground Floor**



**First Floor**



**Basement**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: C2264

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