



## Offers in Region of £145,000

5a Alexandra Road, Carnforth, LA5 9DT

Attention all project enthusiasts! Welcome to 5a Alexandra Road, a fantastic four-bedroom end-terraced house located in the heart of Carnforth. Ready and waiting for its new owners to unleash its potential, this home provides ample space for customisation and personalisation.

### Quick Overview

- Four Bedroom End Terrace House
- Modernisation Required
- Great Family Home or Ideal Investment Opportunity
- Central Town Location
- Rear Garden and Garage
- Central Location, Close to Local Shops and Amenities
- Nearby Bus, Rail and M6 Links
- Primary and Secondary Schools Nearby
- No Chain Delay
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



On Street Parking  
& Garage

Property Reference: C2420



Living Room



Kitchen



Kitchen



Bedroom 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 itself 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. This home really boasts a perfect central location.

**Property Overview** Step into Alexandra Road and discover a home bursting with potential, just waiting for new owners to modernise and make it their own. Be captivated by the impressive size and endless possibilities this property offers.

To the right, you'll find a well-proportioned living/dining room, providing ample space for all your furniture and a dining table with chairs. This versatile area is perfect for both relaxing and entertaining.

The kitchen, though in need of updating, is equipped with a range of classic wooden base and wall units. It's a blank canvas ready for your creative touch, offering the potential to design a modern culinary space tailored to your tastes.

The kitchen leads to an extension that can be transformed to suit your needs-whether as a utility room, a home office, or a hobby room. This room also offers direct access to the garden, seamlessly blending indoor and outdoor living.

On the first floor, you'll find four bedrooms, each ready for updating and personalising. This includes two spacious double bedrooms and two comfortable single rooms. Completing this home is the bathroom, featuring a W.C., wall-hung sink, and bath.

Alexandra Road offers the perfect opportunity for you to create your dream home. With its generous spaces and prime location, this property is ready to be transformed into a fantastic family home.

**Outside & Parking** Outside, the property features a detached garage, a low-maintenance rear garden, and a shared driveway.



**Directions** From the Hackney & Leigh Carnforth office, turn right and travel north on Market Street, turning right at the traffic lights onto Lancaster Road. At the second set of traffic lights, turn left onto Alexandra Road and the property is located on the right hand side.

**What3Words** ///trespass.piano.fines

#### Accommodation with approximate dimensions

**Living/Dining Room** 26' 2" x 10' 10" (7.98m x 3.3m)

**Kitchen** 14' 5" x 8' 6" (4.39m x 2.59m)

**Utility Room** 14' 6" x 5' 1" (4.42m x 1.55m)

**Bedroom One** 14' 4" x 9' 11" (4.37m x 3.02m)

**Bedroom Two** 13' 7" x 9' 1" (4.14m x 2.77m)

**Bedroom Three** 8' 7" x 7' 10" (2.62m x 2.39m)

**Bedroom Four** 15' 0" x 4' 4" (4.57m x 1.32m)

**Garage** 14' 11" x 9' 2" (4.55m x 2.79m)

#### Property Information

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

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

**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.



Bedroom Two



Bedroom Three



Bedroom Four



Rear Garden

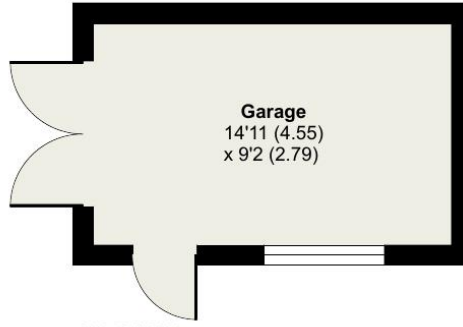
# Alexandra Road, Carnforth, LA5

Approximate Area = 1133 sq ft / 105.2 sq m

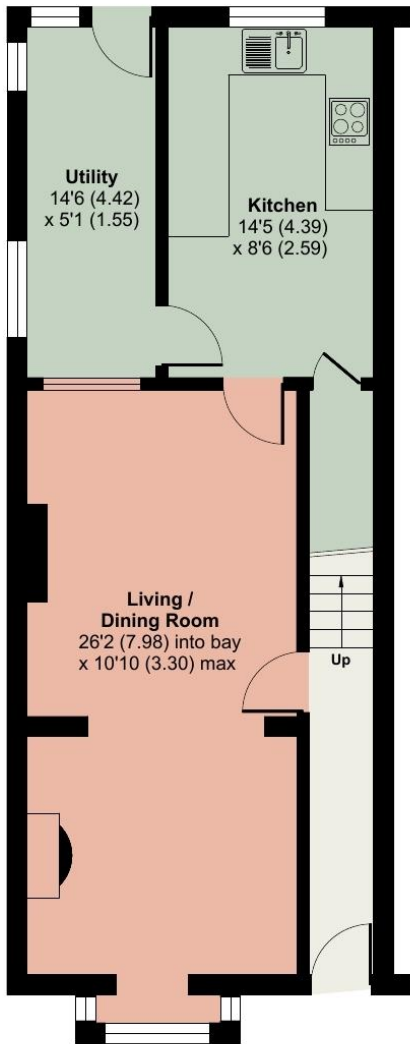
Garage = 136 sq ft / 12.6 sq m

Total = 1269 sq ft / 117.8 sq m

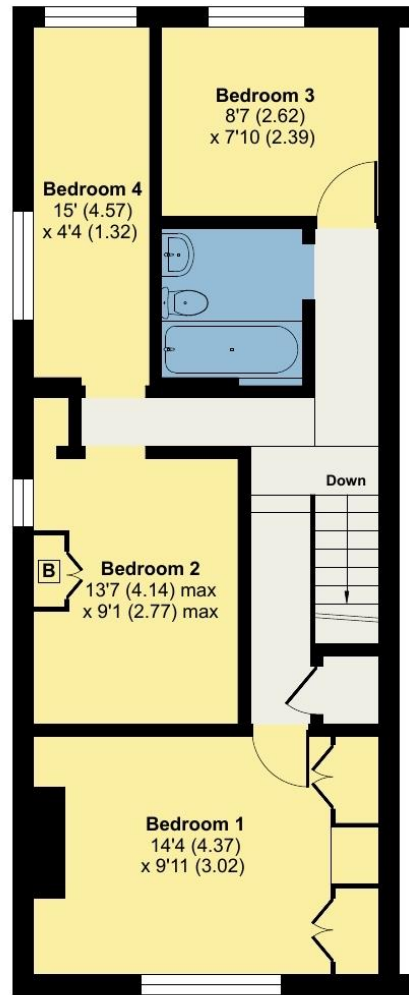
For identification only - Not to scale



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1140469

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