



Carnforth

£180,000

136 Lancaster Road, Carnforth, LA5 9EA

136 Lancaster Road is a charming Victorian terrace, featuring two reception rooms, two double bedrooms, a well-appointed kitchen with a separate utility/downstairs W.C.

Boasting a well-presented divorced garden and convenient off-street parking, whilst being located in the popular market town of Carnforth, it is within close proximity to the Lancaster Canal and the town centre amenities making it an ideal choice for first-time buyers or families.

Quick Overview

- Traditional Mid Terraced Home
- Two Double Bedrooms
- Two Reception Rooms
- Some Modernisation Required
- Well Presented Divorced Rear Garden
- Off Street Parking
- No Chain Delay
- Close to Local Amenities and Transport Links
- Primary and Secondary Schools Nearby
- Ultrafast Broadband Available*



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2



E



Ultrafast
Broadband



Off Street Parking

Property Reference: C2423



Living Room



Dining Room



Kitchen



Utility/Downstairs W.C.

Location Situated within walking distance of Carnforth Town Centre, nearby amenities include shops, post office, primary and secondary schools. Lancaster canal is opposite to the front elevation, with delightful walks and cycle routes along the tow path.

Nearby transport links include Carnforth train station, local bus routes and access to the M6 motorway which provide links to areas further afield - making the property a perfect base for both work and leisure reasons.

Property Overview As you step into the hallway, the traditional features, including the elegant dado rail and coving, immediately set a refined tone for the rest of this deceptively spacious home.

To your right, the first reception room awaits boasts a beautiful bay window that floods the space with natural light. The second reception room offers versatility, ready to be transformed into a dining room, hobby room, or home office, perfectly tailored to your personal touch. This room flows seamlessly into the kitchen, which is equipped with a range of wall and base units, a complementary worktop, and a tile splashback. The kitchen also grants access to a handy downstairs utility/W.C., the cellar, and the rear patio garden. The cellar, complete with power and lighting, offers ideal storage solutions.

To the first floor you will find two generously proportioned double bedrooms each having ample space for all your furniture needs, and Bedroom two has the added bonus of delightful views over the cricket pitch and beyond. Completing the first floor is the shower room, featuring a contemporary walk-in shower with aqua panelling surround, a pedestal sink, a W.C., and a linen cupboard.

Outside & Parking To the rear, the property boasts a low-maintenance enclosed patio. Additionally, there is a fantastic detached garden showcasing an array of flowers and shrubs, along with a lawn area perfect for keen gardeners. Beyond the garden lies the cricket pitch and for added convenience, off-street parking is available at the rear of the property.

Directions From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and continue past Tesco, 136 Lancaster Road is located on the right hand side.

What3Words ///deeds.muted.ringers

Accommodation with approximate dimensions

Living Room 13' 10" x 11' 2" (4.22m x 3.4m)

Dining Room 12' 11" x 11' 3" (3.94m x 3.43m)

Kitchen 9' 11" x 8' 4" (3.02m x 2.54m)

Cellar 13' 11" x 11' 0" (4.24m x 3.35m)

Bedroom One 14' 8" x 11' 2" (4.47m x 3.4m)

Bedroom Two 13' 2" x 7' 10" (4.01m x 2.39m)

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 One



Bedroom Two



Shower Room



Garden

Lancaster Road, Carnforth, LA5

Approximate Area = 1186 sq ft / 110.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1151319

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