

Carnforth

£230,000

15 North Road, Carnforth, LA5 9LQ

This charming detached property, rich in traditional features, presents a perfect blank canvas for new owners to make it their own. With three well-proportioned bedrooms, two reception rooms, off-street parking, and a prime location in the heart of the popular market town of Carnforth, it offers both convenience and character.

Quick Overview

Three Bedroom Detached Home

No Chain Delay

Some Modernisation Required

Off Street Parking

Central Location, Close to Local Amenities

Walking Distance to Well Regarded Schools

Perfectly Located for Canal Strolls

Traditional Features Throughout

Great Family Home

Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway

Property Reference: C2444



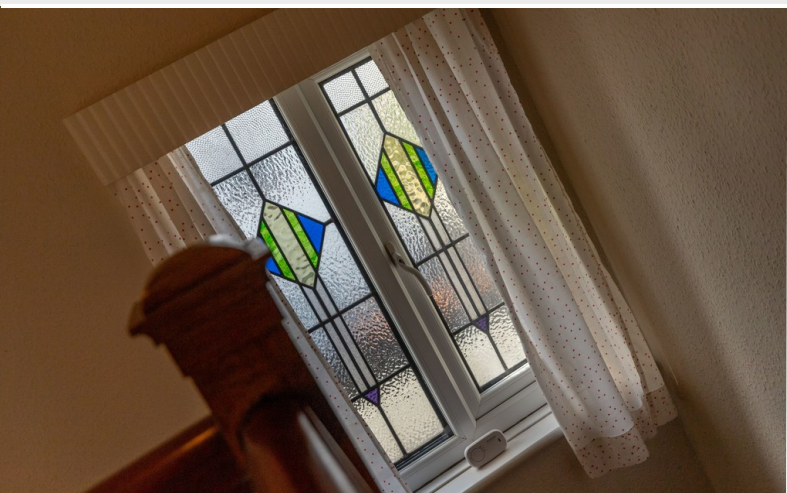
Living Room



Dining Room



Kitchen



Landing

Location Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, schools, supermarkets, railway station and access to the M6 within easy reach. There is also Lancaster canal which is only a short stroll away from the property, which offers delightful walks and cycle routes along the tow path.

Property Overview Step into this home and immediately feel the character it exudes, featuring traditional wooden doors, a beautifully crafted wooden staircase and stained-glass windows.

To the right, the generously sized living room is bathed in natural light from a large bay window overlooking the front elevation. A focal gas fireplace, set within a decorative wooden and tile surround, adds warmth and charm. Sliding doors open into the second reception room-a versatile space ideally suited as a dining room.

The kitchen, connected to this area, offers functionality with its range of base and wall units. However, it also presents an exciting opportunity for modernisation. An understairs pantry and two additional storage areas off the kitchen provide ample space, sparking endless possibilities for transformation.

To the first floor, you'll find three well-proportioned bedrooms, each a blank canvas ready for a personal touch. The first floor also includes a bathroom, fitted with a two-piece suite consisting of a wash hand basin set in a bathroom cabinet and a decorative cast iron bathtub with a tiled surround. A separate toilet is conveniently located across the landing.

Outside & Parking Externally, the front of the property features a driveway offering off-street parking, alongside a well-maintained lawn bordered by plants, with side access to the property. At the rear, there is further access to Lancaster Road, providing additional parking, as well as another lawned area for outdoor enjoyment.

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Continue straight ahead at the traffic lights and take your next right onto North Road, continue down this road until you find the property located on your right hand side.

What3Words ///carpentry.chop.princely

Accommodation with approximate dimensions

Entrance Porch 5' 11" x 2' 4" (1.8m x 0.71m)

Hallway 8' 10" x 6' 7" (2.69m x 2.01m)

Living Room 13' 2" x 11' 10" (4.01m x 3.61m)

Dining Room 14' 5" x 11' 10" (4.39m x 3.61m)

Kitchen 8' 6" x 6' 7" (2.59m x 2.01m)

Pantry 6' 7" x 6' 0" (2.01m x 1.83m)

Bedroom One 12' 2" x 10' 6" (3.71m x 3.2m)

Bedroom Two 9' 10" x 8' 6" (3m x 2.59m)

Bedroom Three 8' 6" x 8' 6" (2.59m x 2.59m)

Bathroom 6' 7" x 5' 3" (2.01m x 1.6m)

W.C. 6' 7" x 3' 7" (2.01m x 1.09m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



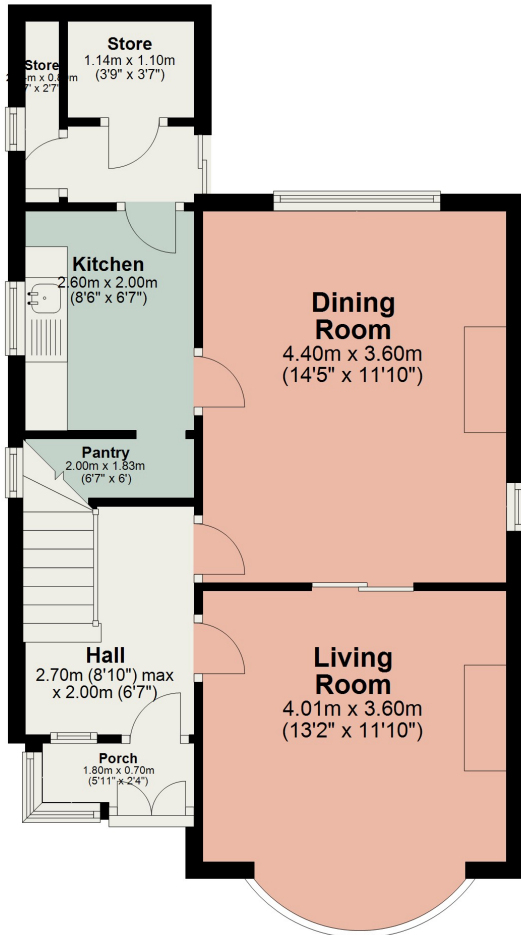
Bedroom Three



Garden

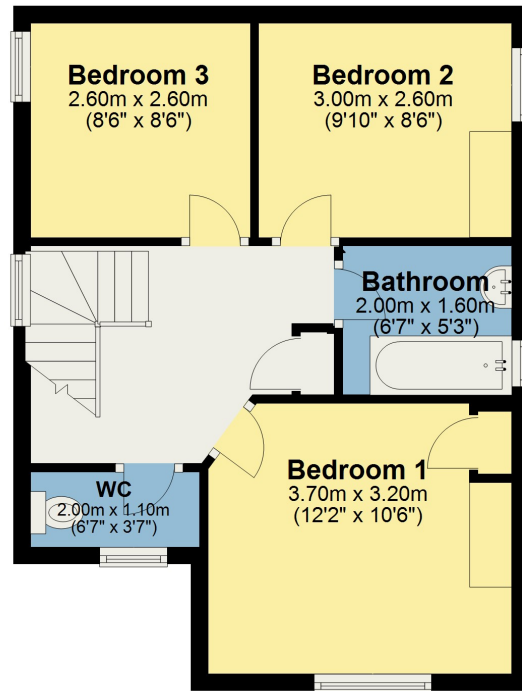
Ground Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)

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:
Plan produced using PlanUp.

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