



# Carnforth

£170,000

51 Haws Hill, Carnforth, Lancashire, LA5 9DD

This charming traditional mid-terrace home is located in the heart of the popular market town of Carnforth. Offering two reception rooms, a kitchen-dining area, two double bedrooms, and a beautifully maintained rear garden. Perfect for first-time buyers or those looking to downsize without compromising on space, with convenient access to local shops, amenities, and excellent transport links.

## Quick Overview

- Traditional Mid Terraced House
- Well Presented Rear Garden
- Two Double Bedrooms
- Two Reception Rooms
- Popular Market Town Location
- Walking Distance to Local Shops and Amenities
- No Chain Delay
- Some Modernisation Required
- Primary and Secondary Schools Nearby
- Ultrafast Broadband Available\*



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2



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Ultrafast  
Broadband



On Street Parking

Property Reference: C2448





Reception Room One



Reception Room One



Reception Room Two



Kitchen Dining Room

**Location** Carnforth is a traditional market town located in the north of Lancashire, surrounded by stunning countryside and just a short distance from the coast and the Lake District National Park. Known not only for its friendly community but also its rich history, the town has ample local amenities, including shops, supermarkets, doctors, and pubs, along with secondary and primary schools.

The town has excellent transport links within easy reach with access to the M6 motorway and a mainline railway station connecting to major cities North and South. With its beautiful surroundings and friendly atmosphere, Carnforth is the perfect place to call home.

**Property Overview** Step into this home and immediately appreciate the generous space it offers, now awaiting a personal touch from its new owner. While some modernisation may be desired, the potential is undeniable.

To the left, you'll find two reception rooms, both exuding traditional charm with a bay window overlooking the front and elegant fireplaces serving as focal points. These versatile spaces can easily adapt to your lifestyle needs.

Continue into the bright and airy kitchen-dining room, featuring wood cabinetry, complementary flooring, and a tasteful tile splashback. From here, you seamlessly transition into the conservatory, an inviting area perfect for additional dining or lounging, with access to the well-maintained rear garden.

On the first floor, there are two generously sized double bedrooms, originally three and easily convertible back if needed. Both rooms provide ample space to accommodate all your furniture. The landing area also offers additional room, ideal for a home office or study space.

Completing the first floor is a contemporary shower room featuring a walk-in shower, pedestal sink, toilet, and a built-in linen cupboard. The room is elegantly finished with aqua panel walls and grey flooring.

**Outside & Parking** Externally, the property offers a fantastic rear garden, featuring a patio area perfect for outdoor seating and alfresco dining. Beyond the patio lies a well-maintained lawn, surrounded by an array of shrubs and mature trees, complete with the added benefit of convenient rear access.





Kitchen Dining Room



Kitchen





Landing



Conservatory



Bedroom One



Bedroom Two

**Directions** From the Hackney and Leigh Carnforth Office proceed up market street to the traffic lights at the crossroads and turn right onto the A6 heading towards Tesco. Take the right turning onto Haws Hill and the property is located on your right hand side.

**What3Words** ///ruffling.branch.shredder

**Accommodation with approximate dimensions**

**Reception Room One** 13' 2" x 11' 5" (4.01m x 3.48m)

**Reception Room Two** 13' 5" x 11' 6" (4.09m x 3.51m)

**Kitchen/Dining Room** 18' 0" x 8' 7" (5.49m x 2.62m)

**Conservatory** 9' 2" x 7' 0" (2.79m x 2.13m)

**Bedroom One** 14' 11" x 11' 7" (4.55m x 3.53m)

**Bedroom Two** 13' 6" x 8' 11" (4.11m x 2.72m)

**Property Information**

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

**Council Tax** Band A - 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

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Shower Room



Patio Area





Garden



Garden

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# Meet the Team

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# Haws Hill, Carnforth, LA5

Approximate Area = 1080 sq ft / 100.3 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: 1187527

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