



Carnforth

£119,500

81 Market Street, Carnforth, Lancashire, LA5 9LL

Located in the heart of the sought-after market town of Carnforth, this home enjoys a prime central position within walking distance of shops, local amenities, and schools. With excellent transport links and deceptively spacious living accommodation, it is an ideal choice for first-time buyers.

Quick Overview

Perfect First Home or Investment Opportunity
Central Town Location
Walking Distance to Local Shops and Amenities
Two Good-Sized Bedrooms
Rear Yard and Outhouse
Nearby Bus, Rail and M6 Links
Short Stroll to Lancaster Canal
Ultrafast Broadband Available*



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Ultrafast
Broadband

Property Reference: C2482



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen

Step into the inviting entrance hall and turn right into the generously sized living area, where a focal multi-fuel stove set on a stone surround creates a warm and cosy atmosphere. This well-proportioned room offers ample space for your furniture needs and can also be utilised as a dining area.

From the living room, you'll find access to a practical cellar, complete with power and lighting, ideal for additional storage.

The kitchen is thoughtfully designed with a range of base and wall units, a tiled splashback, integrated oven, hob, and space for an under-counter fridge and plumbing for a washing machine. This room also provides direct access to the rear garden.

On the first floor, you'll find two double bedrooms, both neutrally decorated and featuring charming rustic wooden floorboards.

The first floor is completed by a spacious bathroom, finished with tiled floors and walls. It includes a bath with an overhead shower, a pedestal sink, a toilet, and a convenient linen cupboard.

To the rear, the low-maintenance garden offers a delightful space for al fresco dining during warmer months. There is also ample room for bin storage and a useful outhouse.

Accommodation with approximate dimensions

Living Room 10' 2" x 10' 8" (3.1m x 3.25m)

Dining Area 9' 4" x 10' 8" (2.84m x 3.25m)

Kitchen 9' 0" x 6' 9" (2.74m x 2.06m)

Bedroom One 9' 11" x 14' 7" (3.02m x 4.44m)

Bedroom Two 7' 4" x 8' 11" (2.24m x 2.72m)

Cellar 9' 5" x 13' 7" (2.87m x 4.14m)

Property Information

Tenure Freehold

Council Tax Band A

Services Mains gas, electricity, water and drainage.
Ultrafast broadband available.

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

Rights Neighbouring properties have access through each rear yard, primarily used for convenient bin transport to the front of the property.

Directions From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. At the traffic lights, carry straight on and the property can be found a short way along on the right hand side and can be located by our For Sale sign.

What3Words ///signs.princes.aunts

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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



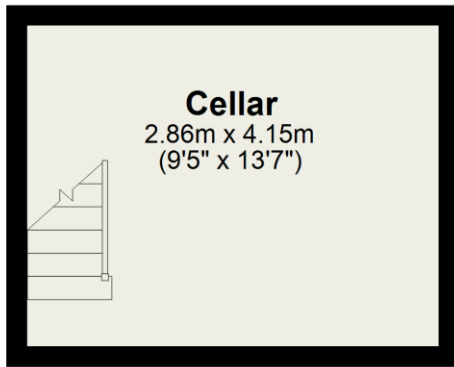
Bathroom



Rear Yard

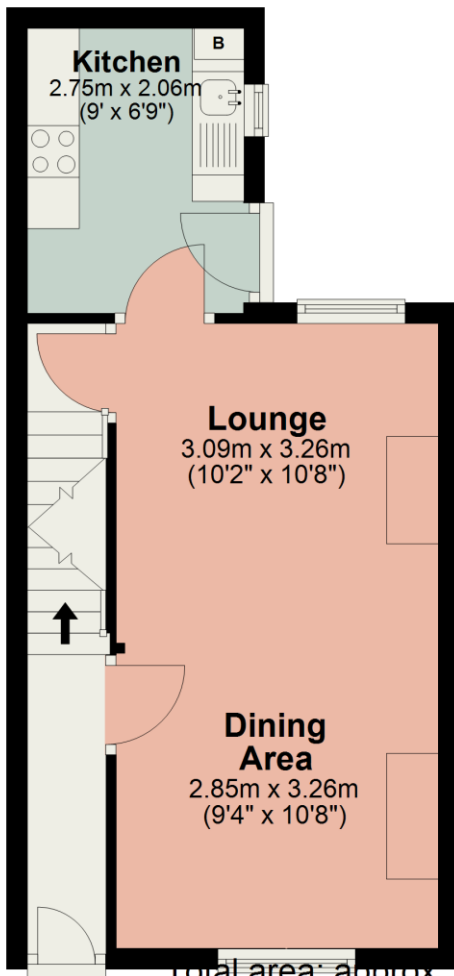
Basement

Approx. 11.9 sq. metres (127.8 sq. feet)



Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 73.1 sq. metres (787.3 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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