



## Carnforth

£155,000

41 Hill Street, Carnforth, Lancashire, LA5 9DY

A beautifully presented traditional two bedroom turn key terraced home presenting the perfect first home or investment. Close to local amenities, transport and commuter links.

Open plan living and dining space, cellar and easy to maintain rear yard and certainly a property that isn't to be missed!

### Quick Overview

Traditional Two Bedroom Terrace

Ideal First Home

Investment Opportunity

Close to Local Amenities

Beautifully Presented

Close to Commuter Links Via M6 And Railway

Sought After Location

Easy to Maintain Rear Yard

New Roof in 2024

Ultrafast 1000Mbps\* Broadband Available



2



1



2



D



Ultrafast  
Broadband



On Street  
Parking

Property Reference: C2376





Living Room



Dining Room



Dining Room



Kitchen

**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. All of these within easy reach of the property, boasting a perfect central location.

Hill Street is conveniently located to nearby local amenities and is just a few minutes walk to the main route bus stop, the M6 Motorway and Carnforth Train Station are also within easy reach as is the Lancaster canal and Shore for lovely scenic walks.

**Property Overview** Step into this delightful traditional terraced property and be greeted by a welcoming hallway that leads you into an open plan living and dining room. The living area is beautifully presented, boasting ample cupboard and shelving space, as well as a secret door that adds a touch of intrigue. The dining space is bright and inviting, with recessed shelving and a cupboard, along with an attractive fireplace that provides the perfect spot for an electric fire.

At the rear of the property, you'll find a well-appointed kitchen featuring wall and base units with complementary surfaces and tiling. The stainless steel sink and drainer, along with the Beko electric oven and grill with a 4-ring gas hob, make meal preparation a breeze. A convenient door leads out to the rear yard, providing easy access for outdoor entertaining.

One of the features of this home is the cellar, which is currently used as a workshop complete with shelving but could be used as additional storage space.

Moving upstairs, you'll discover two double bedrooms, both offering comfortable living spaces. Bedroom one boasts the added benefit of fitted wardrobes, providing ample storage for your belongings. The family bathroom is tastefully designed and includes a cupboard housing the Valliant gas boiler, a pedestal hand wash basin, a W.C., and a p-shaped bath with a rainfall shower and a separate shower attachment.

**Outside** To the rear of the property you will find an enclosed low maintenance rear yard, the perfect spot for potted plants and a table and chairs. Access to the outhouse which has power and light.

**Parking** On street is available.

**Directions** From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. At the traffic lights,



turn right onto Lancaster Road and proceed along this road for a short while, before taking the left hand turning into Stanley Street. This road leads onto Hill Street, where there the property can be found near the bottom along on the left hand side.

**What3words** ///siblings.mugs.incensed

### Accommodation with approximate dimensions

**Living Room** 14' 9" x 12' 4" (4.5m x 3.76m)

**Dining Room** 11' 11" x 11' 5" (3.63m x 3.48m)

**Kitchen** 8' 1" x 7' 3" (2.46m x 2.21m)

**Cellar** 14' 7" x 10' 11" (4.44m x 3.33m)

**Bedroom One** 11' 1" x 12' 10" (3.38m x 3.91m)

**Bedroom Two** 11' 3" x 9' 5" (3.43m x 2.87m)

### Property Information

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

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

**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.

**NB** This property has just had a new roof in 2024

### 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



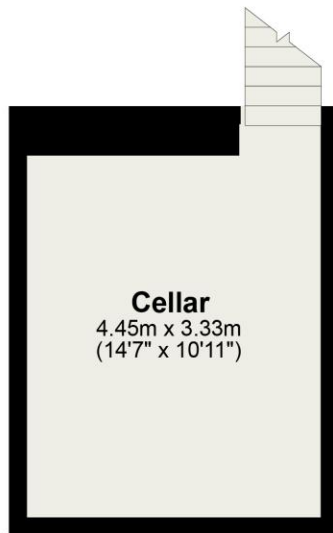
Bathroom



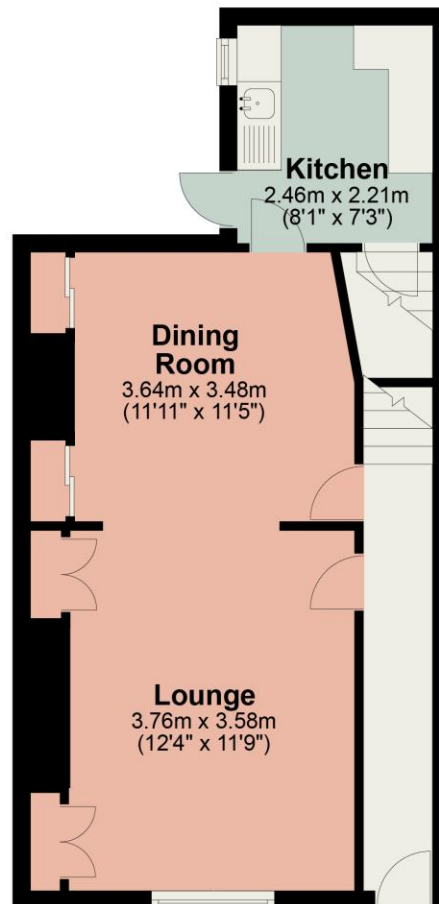
Cellar



**First Floor**



**Cellar**



**Ground Floor**

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: W6033

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