



Carnforth

£150,000

4 Hunter Street, Carnforth, Lancashire, LA5 9BP

Ideally located in the heart of the popular market town of Carnforth, this property is within walking distance of local amenities, excellent transport links, and reputable schools. In need of a touch of updating throughout, it presents a fantastic opportunity for first-time buyers or families looking to make it their own.

Quick Overview

Traditional Mid Terraced Home

Central Market Town Location

Three Bedrooms

No Chain Delay

Secure Rear Yard

On Street Parking

Nearby Bus, Rail and M6 Links

Perfect First Time Buy or Investment Opportunity

Walking Distance to Local Shops and Amenities

Ultrafast Broadband Available*



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Ultrafast
Broadband



On Street Parking

Property Reference: C2493



Living Room



Kitchen



Kitchen Dining Area



Cellar

Step into this deceptively spacious home and immediately appreciate its inviting layout. At the front, a generously sized living room welcomes you with stylish grey flooring and electric focal fire, seamlessly flowing into the open-plan kitchen dining area.

The kitchen dining space is well-equipped with a range of base and wall units, complemented by a black worktop and tiled backsplash. Integrated appliances include an Indesit gas hob, oven, and extractor, while ample room remains for a dining table and chairs. A rear door provides access to the enclosed, low-maintenance yard - an ideal spot to relax, with the potential to add a splash of colour to the existing flower beds.

A versatile cellar offers excellent additional storage or could easily be transformed into a hobby room or study, complete with power and lighting.

To the first floor, three well-proportioned bedrooms await your personal touch. The bathroom features a three-piece suite, including a wall-hung vanity sink, toilet, and a bath with an overhead shower. A heated towel rail, storage cabinet, mirror, and tiled surround complete the space.

Externally, to the front, on-street parking is available along Hunter Street.

Accommodation with approximate dimensions

Living Room 15' 9" x 11' 9" (4.8m x 3.58m)

Kitchen 9' 6" x 8' 8" (2.9m x 2.64m)

Dining Area 6' 3" x 6' 1" (1.91m x 1.85m)

Bedroom One 11' 9" x 8' 2" (3.58m x 2.49m)

Bedroom Two 11' 10" x 7' 6" (3.61m x 2.29m)

Bedroom Three 10' 1" x 6' 5" (3.07m x 1.96m)

Bathroom

Cellar 8' 6" x 8' 5" (2.59m x 2.57m)

Property Information

Tenure Freehold

Council Tax Band A - Lancaster City Council

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

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

Directions From the Hackney & Leigh Carnforth Office walk across Market Street, turning right onto Hunter Street (situated next to the Cooperative shop). Proceed down the road where the property is situated on the left hand side and can be located by our For Sale sign.

What3Words ///hiking.drilling.sunblock

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



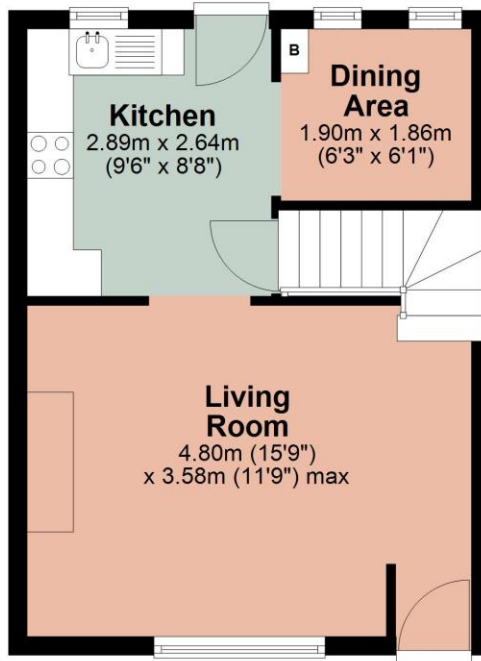
Bedroom Three



Rear Yard

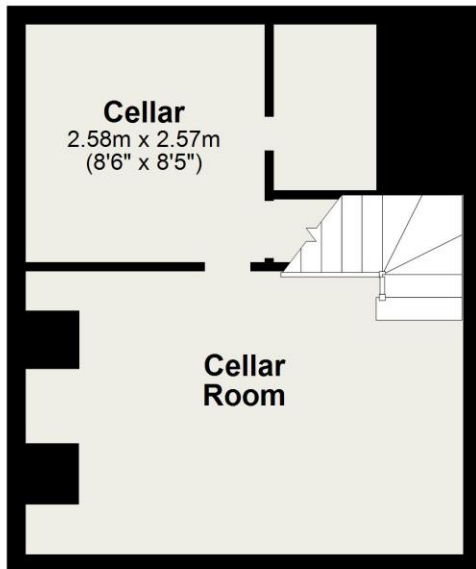
Ground Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



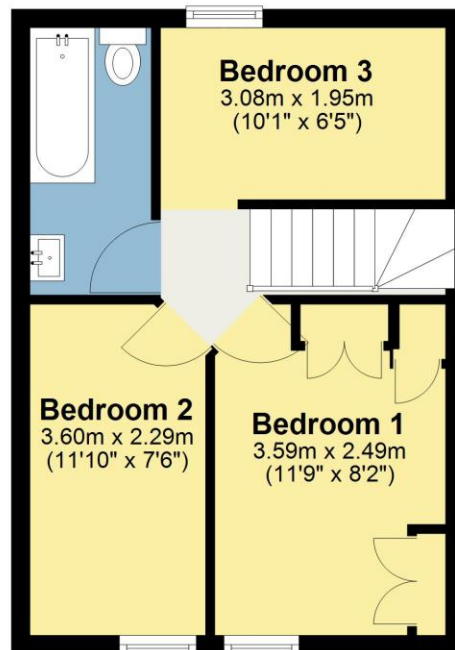
Basement

Approx. 20.8 sq. metres (223.9 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



Total area: approx. 81.8 sq. metres (880.5 sq. feet)

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/02/2025.