

Carnforth

£240,000

19 Jesson Way, Carnforth, Lancashire, LA5 9UR

Discover this well-presented home, perfectly situated in the sought-after Crag Bank area of Carnforth. Ideal for first-time buyers or families, this charming property boasts a prime corner plot, off-street parking and easy access to local amenities, transport links, and well-regarded schools.

Quick Overview

Well Presented Family Home
Located in the Popular Market Town of
Carnforth
Fantastic Corner Plot
Off Street Parking for Two Vehicles
Quiet Residential Location
Close to Local Amenities
Nearby Bus, Rail and M6 Motorway Links
Ultrafast Broadband Available*



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Property Reference: C2491



Garden



Living Room



Kitchen Dining Room



Kitchen Dining Room

Enter the home into the practical entrance hall with plenty of space for storing coats and shoes. To the right, the modern good-sized living room boasts plenty of room for all of your furnishings, complete with a bay window that offers a pleasant front-facing view.

Continue into the spacious open-plan kitchen dining area, thoughtfully designed for both everyday living and entertaining. Patio doors invite natural light while providing seamless access to the fantastic rear garden. The kitchen is the perfect balance between style and functionality, boasting grey shaker-style cabinetry, a marble-effect worktop, and integrated Lamona appliances, including an oven, hob, and extractor. Complete with plumbing for a washing machine and dishwasher, ample space for a freestanding fridge freezer, and the added convenience of understairs storage.

To the first floor discover three well-proportioned bedrooms, ready for you to move straight in. The main bedroom features ample built-in wardrobes for added storage, while the second bedroom is further double. The third bedroom is a comfortable single, ideal as a home office or study.

The first floor is completed by a sleek, contemporary bathroom, fitted with a three-piece suite including a toilet, pedestal sink, and a bath with an overhead shower. Chrome fixtures and modern tiled walls and flooring add to the stylish design.

The rear garden is a standout feature, wrapping around the property and offering plenty of space while being easy to maintain. It includes an expansive lawned area, ideal for outdoor activities or entertaining in the summer months, whilst a patio area provides seamless access from the kitchen. At the rear of the garden, a gated entrance provides access to the driveway, offering off-street parking for two vehicles.

Accommodation with approximate dimensions

Living Room 15' 1" x 12' 3" (4.6m x 3.73m)

Kitchen Dining Room 15' 4" x 8' 5" (4.67m x 2.57m)

Bedroom One 11' 9" x 8' 10" (3.58m x 2.69m)

Bedroom Two 9' 6" x 8' 9" (2.9m x 2.67m)

Bedroom Three 8' 10" x 6' 6" (2.69m x 1.98m)

Bathroom

Property Information

Tenure Freehold

Council Tax Band C - 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 Proceed out of Carnforth on the A6 south, at the mini roundabout, take the turning down Crag Bank Road, take the first turning on your right after passing over the railway bridge onto Jesson Way, continue along Jesson Way and the property is located on the left hand side.

What3Words ///accented.paths.headline

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



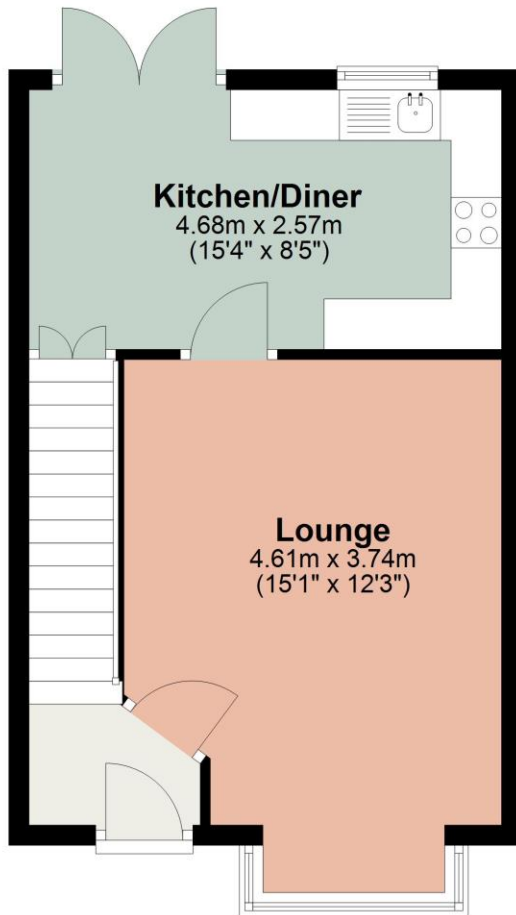
Bedroom Three



Garden

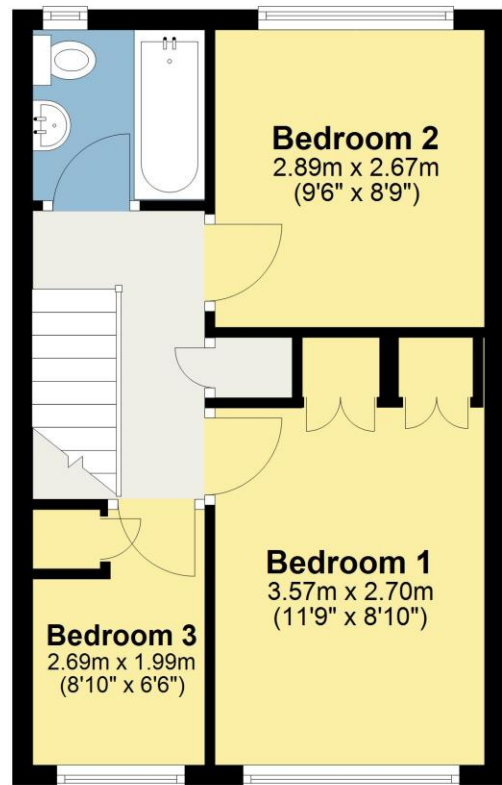
Ground Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 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 28/04/2025.