



## Carnforth

£275,000

32 Hazelmount Drive, Carnforth, Lancashire, LA5 9HU

Situated in a peaceful residential setting just outside the popular market town of Carnforth, 32 Hazelmount Drive is a well-appointed dormer bungalow with excellent potential for personalisation. Boasting generously proportioned living spaces throughout, this versatile property caters to a variety of buyers - whether you're looking to downsize without sacrificing space, searching for the ideal family home with three double bedrooms, or taking your first step onto the property ladder.

### Quick Overview

- Quiet Residential Location
- Three Double Bedrooms
- Generous Living Spaces
- Good Sized Front and Rear Gardens
- Ample Off Street Parking
- Some Updating Required
- Fantastic Views of Warton Crag
- No Chain Delay
- Close to Local Amenities and Transport Links
- Superfast Broadband Available\*



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Superfast  
Broadband



Driveway

Property Reference: C2501





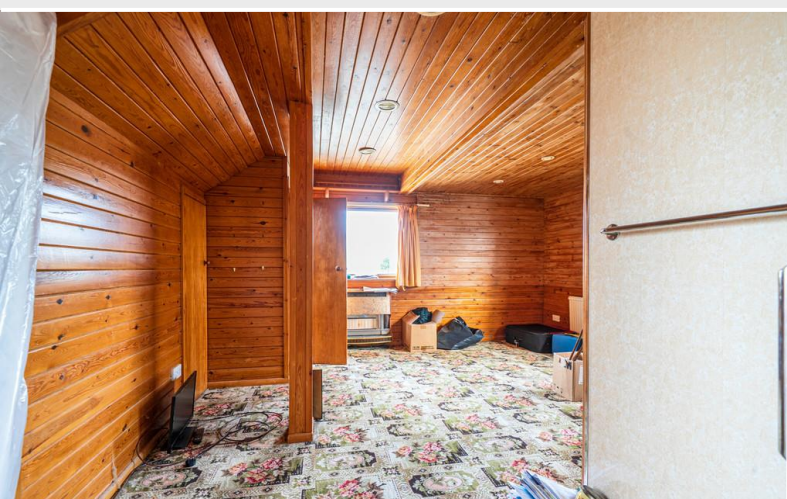
Living Room



Kitchen Diner



Sun Room



Bedroom One

Located in Millhead, you'll enjoy the best of both worlds - a peaceful neighbourhood setting combined with proximity to local amenities.

For nature enthusiasts, the village of Warton is only a short walk away and offers an abundance of outdoor experiences, Warton Crag nature reserve is a short stroll, providing a vast array of walks on the doorstep. The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

Step into the property through the porch and into the welcoming entrance hallway, where the full potential of this home begins to unfold.

The well-proportioned living room features a large rear-facing window, filling the space with an abundance of natural light and creating a bright, inviting atmosphere.

The open-plan kitchen dining area seamlessly flows into a light-filled sunroom - an ideal space for entertaining. The kitchen is well-equipped with ample base and wall units, complemented by black worktops and flooring. A range of integrated appliances include a hob, oven, microwave, and extractor, while there is also ample space for a freestanding fridge freezer. A stylish breakfast bar and tiled splashback complete this thoughtfully designed space.

Also located on the ground floor are two of the three generously sized double bedrooms, both positioned at the front of the property and offering ample space to accommodate all your furniture needs. Completing this level is a contemporary shower room, featuring stylish tiled walls and a three-piece suite comprising a toilet, vanity sink, and shower cubicle.

Head up to the first floor to find the main bedroom, which enjoys stunning views over Warton Crag. This room offers great potential to be transformed into a peaceful retreat, complete with an ensuite W.C. and ample built-in storage.

Externally, the property is set back from the road, providing generous off-street parking and a low-maintenance front garden, neatly bordered by a charming stone wall. Gated side access leads to the enclosed rear garden, which is also designed for easy upkeep. Featuring a patio area and flower bed borders, this outdoor space is perfect for relaxation, with steps leading up to the kitchen for added convenience.



## Accommodation with approximate dimensions

Entrance Hall

Living Room 15' 0" x 12' 6" (4.57m x 3.81m)

Kitchen Dining Room 19' 7" x 8' 9" (5.97m x 2.67m)

Sun Room 9' 5" x 6' 10" (2.87m x 2.08m)

Bedroom One 17' 10" x 13' 11" (5.44m x 4.24m)

Ensuite W.C.

Bedroom Two 11' 5" x 8' 10" (3.48m x 2.69m)

Bedroom Three 9' 1" x 8' 11" (2.77m x 2.72m)

Shower Room

## Property Information

Tenure Freehold

Council Tax Band C - Lancaster City Council

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

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

Directions From the Hackney & Leigh Carnforth Office, turn left and follow the road towards Warton. Proceed under the railway bridge and continue over the small humpback bridge, Hazelmount Drive is the first turning on the left hand side, follow the road up taking the second turning on your right where number 32 is located half way along on your left hand side.

What3Words ///mallets.between.wildfires

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

Anti-Money Laundering Regulations 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).



Views From Bedroom One



Bedroom Two



Bedroom Three



Rear Garden

# Hazelmount Drive, Carnforth, LA5

Approximate Area = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1257207

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