



Carnforth

£150,000

9 Preston Street, Carnforth, Lancashire, LA5 9BY

Well-presented throughout, 9 Preston Street is an ideal choice for first-time buyers or those looking to expand their investment portfolio. Situated in the heart of Carnforth, this centrally located home offers convenient access to local shops, amenities, and excellent transport links - all within walking distance.

Quick Overview

- Two Bedroom End Terrace Home
- Well Presented Throughout
- Modern Fitted Kitchen and Bathroom
- Cellar and Loft Space
- Perfect First Time Buy or Investment
- Central Town Location
- Walking Distance to Local Amenities and Transport Links
- Rear Low Maintenance Garden
- On Street Parking
- Ultrafast Broadband Available*



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Ultrafast
Broadband



On Street
Parking

Property Reference: C2504



Living Room



Living Room



Kitchen



Kitchen

Carnforth is a traditional market town located in the north of Lancashire, surrounded by stunning countryside and just a short distance from the coast and the Lake District National Park. Known not only for its friendly community but also its rich history, the town has ample local amenities, including shops, supermarkets, doctors, and pubs, along with secondary and primary schools.

The town has excellent transport links within easy reach with access to the M6 motorway and a mainline railway station connecting to major cities North and South.

Step into this charming home, where the inviting living room welcomes you with its cosy feel, featuring a focal fire surround and rustic wooden mantle.

Continue through to the stylish breakfast kitchen, thoughtfully designed with a range of wall and base units, complemented by black worktops, tiled splashback, and an inset stainless-steel sink with drainer. Integrated appliances include an electric oven, a four-ring gas hob with an extractor hood, along with plumbing for a washing machine and ample space for a freestanding fridge freezer. Access from the kitchen leads down into the cellar, a perfect storage space complete with power.

To the rear of the property, you'll find the bathroom, beautifully finished with modern tiled walls and grey flooring. This space features a contemporary three-piece suite, including a bath with an overhead shower, a pedestal hand wash basin, and toilet.

Ascending to the first floor, you'll discover two generously-sized double bedrooms. Bedroom one has a front outlook and loft access via a pull-down loft ladder, which is a versatile space that has excellent additional storage options. Whilst bedroom two offers space for all of your furnishings including a nook area perfectly suited for a desk/wardrobe.

At the rear of the property, you'll find a well-designed, low-maintenance garden featuring a raised decking area with flower bed borders - an ideal spot for outdoor dining, relaxing in the sun, or entertaining guests. A gated access leads to the side alley for added convenience.

Accommodation with approximate dimensions

Living Room 11' 3" x 10' 11" (3.43m x 3.33m)

Kitchen 11' 3" x 7' 11" (3.43m x 2.41m)

Bathroom

Cellar 13' 7" x 9' 3" (4.14m x 2.82m)

Bedroom One 11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom Two 11' 2" x 10' 10" (3.4m x 3.3m)

Loft Space 21' 9" x 11' 5" (6.63m x 3.48m)

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 and Leigh Carnforth office, turn right and right again onto New Street. Take the first left onto Preston Street. Number 9 is two thirds of the way down on your right hand side.

What3Words ///clustered.pool.export

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Bedroom One



Bedroom Two



Bathroom



Garden

Preston Street, Carnforth, LA5

Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1261573

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