



Carnforth

£195,000

1 Prince Avenue, Carnforth, Lancashire, LA5 9AD

This deceptively spacious three-bedroom home offers incredible potential. Situated in a popular residential area in Carnforth, it sits on a fantastic plot with generous front and rear gardens. While some modern updates are needed, this property presents an excellent opportunity to create a beautiful and contemporary living space.

Quick Overview

- Three Bedroom End Terraced Home
- Two Reception Rooms
- Good-Sized Front and Rear Gardens
- Ample Off Street Parking
- Perfect Family Home or First Time Buy
- No Chain Delay
- Popular Residential Location
- Close to Local Amenities and Transport Links
- Nearby Primary and Secondary Schools
- Ultrafast Broadband Available*



3



1



2



D



Ultrafast
Broadband



Driveway

Property Reference: C2509



Entrance Hall



Living Room



Dining Room



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 inviting home through a spacious entrance hall, complete with a practical understairs walk-in storage cupboard.

The property features two bright and airy reception rooms, offering versatile spaces ideal for both relaxed living and formal dining. The kitchen is well-equipped with a range of base and wall units, a complementary worktop, and a tiled splashback. It also includes an integrated oven, a gas hob, and plumbing for a washing machine, with direct access to the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, each ready for your personal touch. Bedrooms one and two are generously sized doubles, while bedroom three provides a comfortable single. Completing the first floor is a modern shower room, designed as a walk-in wet room with aqua-panelled walls, a pedestal sink, and a heated towel rail. A separate W.C. is conveniently located along the hallway.

Externally, the front of the property features a low-maintenance gated driveway, providing ample off-street parking. Neatly bordered by hedging for added privacy, a paved pathway leads to the front door.

At the rear, a door opens to a generously sized, enclosed garden. This private outdoor space boasts a well-maintained lawn and a patio area-perfect for entertaining or relaxing. Additionally, several outbuildings, previously used for housing pigeons, offer potential for storage or alternative uses.

Accommodation with approximate dimensions

Entrance Hall

Living Room 13' 0" x 10' 8" (3.96m x 3.25m)

Dining Room 12' 3" x 9' 10" (3.73m x 3m)

Kitchen 8' 8" x 8' 7" (2.64m x 2.62m)



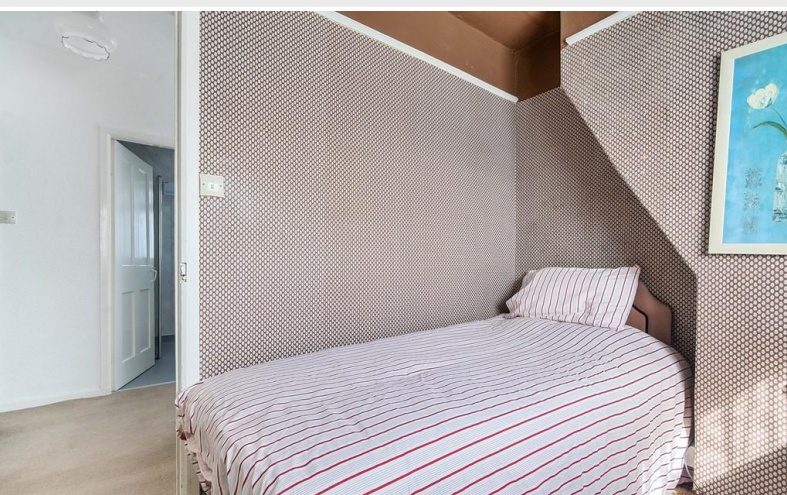
Kitchen



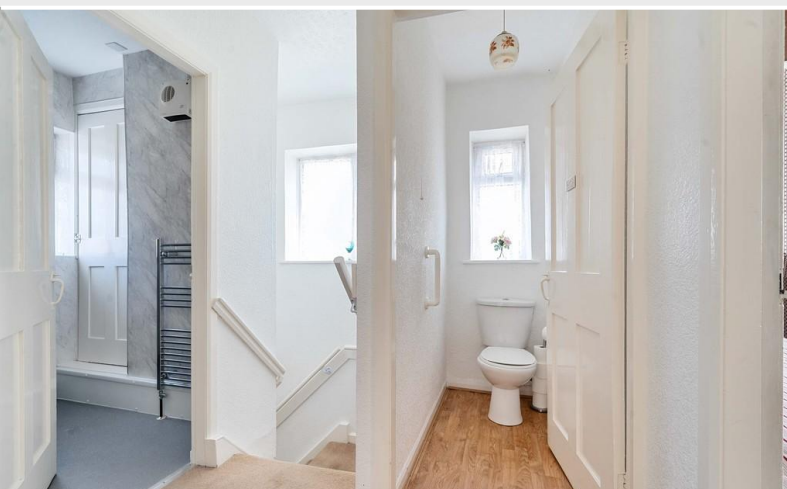
Bedroom One



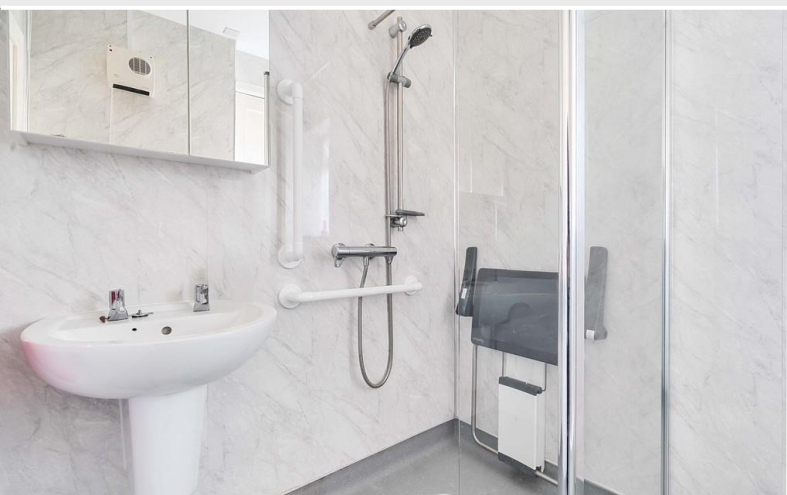
Bedroom Two



Bedroom Three



W.C.



Shower Room

Bedroom One 12' 9" x 12' 2" (3.89m x 3.71m)

Bedroom Two 11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom Three 9' 10" x 6' 11" (3m x 2.11m)

Bathroom

Separate W.C.

Outbuilding One 15' 7" x 8' 10" (4.75m x 2.69m)

Outbuilding Two 14' 10" x 6' 11" (4.52m x 2.11m)

Outbuilding Three 30' 2" x 7' 8" (9.19m x 2.34m)

Outbuilding Four 15' 9" x 14' 4" (4.8m x 4.37m)

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, turn right and travel north on Market Street, continuing straight ahead at the traffic lights. Take the first right on to Prince Avenue and the property is located on your left hand side.

What3Words ///jams.checked.thumb

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).



1 Prince Avenue



Garden



Garden



Ordnance Survey Map - 00775831

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01524 737727** or request
online.



Book Online Now



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

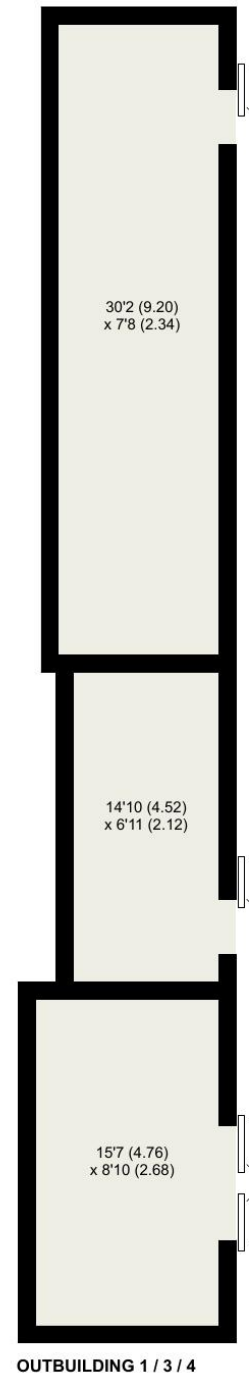
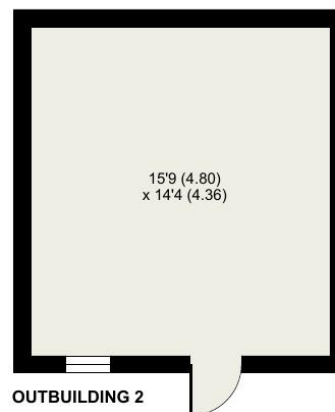
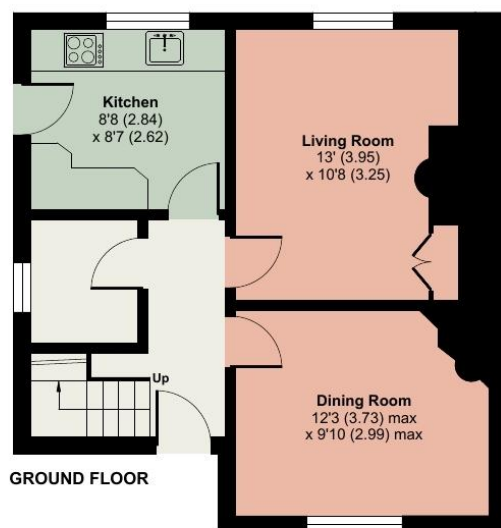
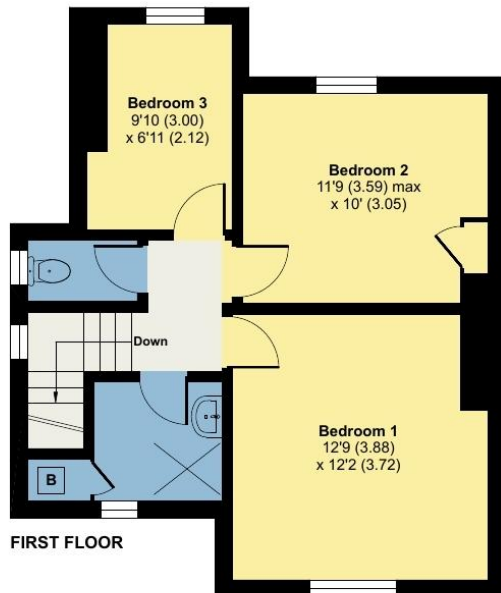
1 Prince Avenue, Carnforth, LA5

Approximate Area = 926 sq ft / 86 sq m

Outbuildings = 697 sq ft / 64.7 sq m

Total = 1623 sq ft / 150.7 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). © n!che.com 2025. Produced for Hackney & Leigh. REF: 1266812

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 01/04/2025.

Request a Viewing Online or Call 01524 737727