



Carnforth

£185,000

74 North Road, Carnforth, Lancashire, LA5 9NA

Ideally positioned in the heart of the popular market town of Carnforth, this property offers convenient access to local amenities, excellent transport links, and well-regarded schools - all within walking distance. It provides a wonderful opportunity for first-time buyers or growing families alike.

Quick Overview

Traditional Two Bedroom Terraced Home
Two Reception Rooms
Kitchen Diner with Separate Utility
Perfect First Time Buy or Downsize
Popular Residential Location
Close to Local Shops and Amenities
Easy Access to M6 Motorway
Nearby Primary and Secondary Schools
Walking Distance to Lancaster Canal
Ultrafast Broadband Available*



2



1



2



C



Ultrafast
Broadband



On Street Parking

Property Reference: C2562



Living Room



Second Reception Room



Kitchen Diner



Kitchen Diner

Carnforth is a traditional market town in north Lancashire, surrounded by countryside and located close to the coast and the Lake District National Park. The town is known for its strong sense of community and historical significance. It offers a good range of local amenities, including shops, supermarkets, doctors, pubs, and both primary and secondary schools.

Welcome to this well-presented terraced home, combining traditional character with modern features throughout.

Step into the inviting entrance hall and discover two reception rooms. The main living area offers a blank canvas with plenty of space for your furniture, while the second reception room opens into the kitchen-dining space-ideal for entertaining-and features a charming wood-burning stove as a focal point.

The kitchen diner is fitted with a range of base and wall units and includes integrated appliances such as a electric oven, and gas hob and extraction fan, along with generous storage.

At the rear of the property, a practical utility room provides additional storage and dedicated space for laundry.

Upstairs, you'll find two spacious double bedrooms ready for you to personalise. The larger bedroom overlooks the front of the property, and the second bedroom enjoys pleasant views to the rear.

The bathroom is finished with a modern white three-piece suite, including a WC, wash basin, and a bath with an overhead shower, all complemented by contemporary tiling.

To the rear, there is a low-maintenance walled garden, offering a lovely spot for a bistro set to enjoy the afternoon sun.

Accommodation with approximate dimensions

Sitting Room 11' 5" x 9' 8" (3.48m x 2.95m)

Living Room 12' 9" x 9' 10" (3.89m x 3m)

Kitchen Dining Room 13' 10" x 12' 4" (4.22m x 3.76m)

Utility 6' 5" x 4' 11" (1.96m x 1.5m)

Bedroom One 10' 5" x 9' 6" (3.18m x 2.9m)

Bedroom Two 10' 5" x 9' 10" (3.18m x 3m)

Bathroom

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 C. 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 proceed north on Market Street. At the traffic lights, carry straight on and take the first left turning at the triangle onto North Road. Proceed along North Road, the property can be found a short way along on the right hand side.

What3Words ///consoled.seagull.luggage

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).



Bedroom One



Bedroom Two



Bathroom



Rear Yard



North Road, Carnforth, LA5

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 1006840

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 02/07/2025.

Request a Viewing Online or Call 01524 737727