



Carnforth

£375,000

7 Browsholme Close, Carnforth, Lancashire, LA5 9UW

Nestled in a quiet cul-de-sac location in the popular residential location of Crag Bank in Carnforth, 7 Browsholme Close is the perfect example of an immaculately presented family home that has been beautifully maintained by the current owners.

Crag Bank is conveniently located to nearby local amenities and is a short walk to the main route bus stop. The M6 Motorway and Carnforth Train Station are also within easy reach, as is Lancaster Canal and the shore for lovely scenic walks.

Quick Overview

Modern Four Bedroom Detached Family Home
 Quiet Cul-De-Sac Location in Crag Bank
 Main Bathroom, Ensuite and Downstairs W.C.
 Beautifully Presented Throughout
 Driveway and Integral Garage
 Walking Distance to Local Shops and Amenities
 Popular Residential Area
 Nearby Primary and Secondary Schools
 Easy Access to Lancaster City Centre and M6
 Motorway
 Ultrafast Broadband Available*



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Ultrafast
Broadband

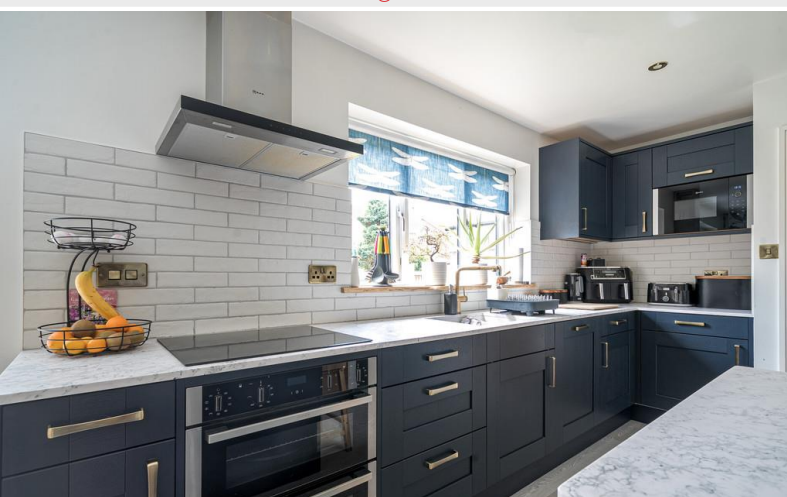


Driveway &
Garage

Property Reference: C2557



Living Room



Kitchen Diner



Kitchen Diner



Downstairs W.C.

Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors' surgery, pharmacies, schools, supermarkets.

Step inside this beautifully presented property and immediately appreciate the modern, well-maintained finishes throughout. To your left, you'll find a spacious living room offering plenty of room to arrange your furniture.

Continue through to the heart of the home: a stunning kitchen dining area, thoughtfully designed for entertaining. Featuring an array of navy shaker-style cabinetry, complementary worktops, a classic white tiled splashback, and brass accents, this space is as functional as it is stylish. Integrated appliances include an oven, Neff hob, extractor, dishwasher, one and a half sink, and a wine cooler, with space for a freestanding fridge freezer.

There is ample room for a dining table and chairs, as well as the benefit of a breakfast bar, all enhanced by patio doors that open seamlessly onto the rear garden - ideal for hosting.

The kitchen also benefits from the added convenience of a separate utility room, complete with additional countertop space, plumbing for a washing machine, space for a dryer, and a handy downstairs W.C.

To the first floor, you'll find four well-presented bedrooms, each offering comfort and flexibility to suit your lifestyle. The impressive first bedroom features sliding wardrobes and a stylish en-suite shower room complete with a walk-in shower, WC, vanity sink, matching floor and wall tiles, and contemporary chrome finishes.

The three additional bedrooms are generously sized and ready to accommodate your needs - perfect as guest rooms, children's bedrooms, a home office, or a hobby space.

Completing this floor is the modern family bathroom, fitted with a three-piece suite including a bath with overhead shower, WC, and vanity sink, all complemented by grey flooring and tasteful tiled walls.

Externally, the property occupies a generous plot, featuring a tarmacked driveway providing off-road parking for two vehicles, alongside a neat lawned area and paving that leads to the front door and wraps attractively around the property. A garage offers excellent additional storage space and is fully equipped with power and lighting.



Kitchen Diner



Bedroom One



Ensuite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four

To the rear, you'll discover an enclosed, low-maintenance garden, ideal for relaxing or entertaining. This outdoor space boasts a well-laid patio perfect for al fresco dining, as well as a large lawned area.

Accommodation with approximate dimensions

Living Room 15' 5" x 12' 0" (4.7m x 3.66m)

Kitchen Diner 20' 8" x 8' 11" (6.3m x 2.72m)

Utility Room & Downstairs W.C.

Bedroom One 15' 4" x 12' 01" (4.67m x 3.68m)

Ensuite Shower Room

Bedroom Two 11' 3" x 9' 1" (3.43m x 2.77m)

Bedroom Three 10' 7" x 6' 11" (3.23m x 2.11m)

Bedroom Four 7' 6" x 7' 4" (2.29m x 2.24m)

Main Bathroom

Garage 16' 10" x 8' 0" (5.13m x 2.44m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D - Lancaster City Council

Services Mains gas, water and electricity.

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 Office leave Carnforth on Lancaster Road heading towards Bolton Le Sands. At the mini roundabout turn right and proceed along this road, passing over the railway bridge. Take the first right turning onto Jesson Way then the 5th left turning onto Browsholme Close. The property is located on the left hand side.

What3Words ///reclaimed.painters.secret

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).



Bathroom



Garden



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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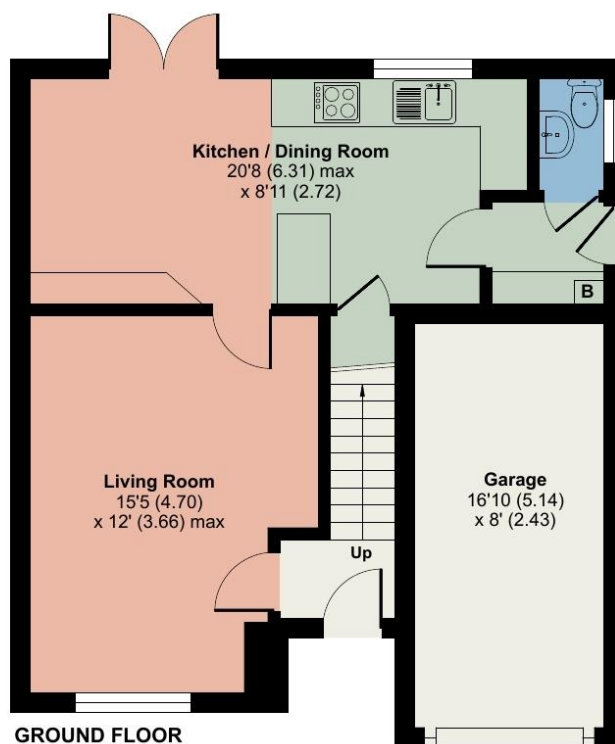
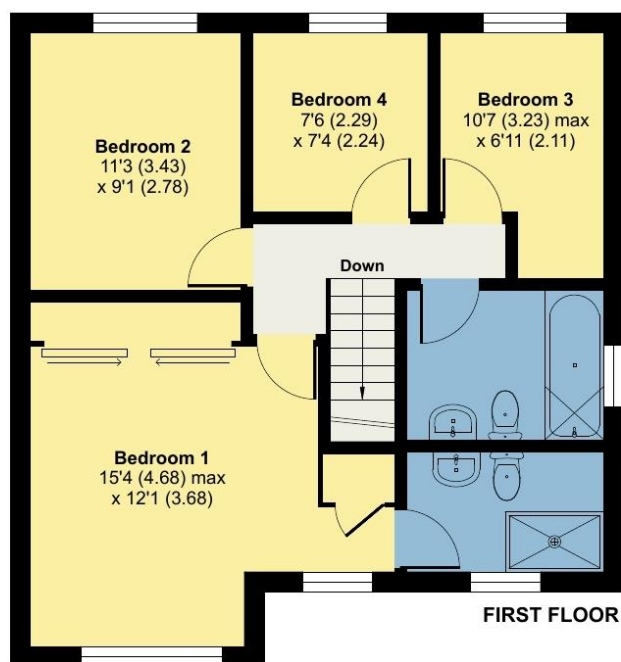
Browsholme Close, Carnforth, LA5

Approximate Area = 1021 sq ft / 94.8 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1154 sq ft / 107.1 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: 1317114

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