

## Carnforth

£125,000

1 Highfield Road, Carnforth, Lancashire, LA5 9BE

A well-positioned two-bedroom end-terrace property in need of renovation, located in the desirable market town of Carnforth. Ideally situated close to a range of local amenities including shops, schools, and excellent transport links, this property offers a fantastic opportunity for those looking to modernise and add value.

Perfect for first-time buyers, investors, or anyone looking for a renovation opportunity in a convenient and well-connected location.

### Quick Overview

In Need of Modernisation  
Opportunity to Update and Upgrade  
Traditional End Terraced Home  
No Onward Chain  
On Street Parking  
Perfect First Time Buy or Investment Opportunity  
Nearby Bus, Rail and M6 Links  
Ultra fast Broadband Available\*



2



1



2



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Ultrafast\*  
Broadband



On Street Parking

Property Reference: C2573





Living Room



Dining Room



Kitchen



Bedroom One

Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, schools, supermarkets, railway station and access to the M6. All of these within easy reach of the property, boasting a perfect central location.

This property is in need of updating but offers great potential for buyers looking to renovate and add value.

On entry, you're welcomed into the front-facing living room. A doorway leads through to the dining room, which provides access to the cellar and the kitchen at the rear.

The kitchen is fitted with a range of wall and base units, worktops, a stainless steel sink with drainer, and has space and plumbing for both a washing machine and an upright fridge freezer. A Beko electric oven with a four-ring hob is also in place. A door leads to the rear porch, which includes a downstairs WC and gives access to the enclosed rear yard.

Upstairs, there are two bedrooms. Bedroom One is located at the front of the property and benefits from an over-stairs storage cupboard. The bathroom is currently fitted as a wet room with a wall-mounted hand wash basin, toilet, and shower.

Externally, there is on-street parking to the front, and to the rear is an enclosed yard with planted borders and a stone-built garden shed.

#### Accommodation (with approximate dimensions)

**Living Room** 13' 3" x 9' 5" (4.04m x 2.87m)

**Kitchen** 10' 3" x 7' 0" (3.12m x 2.13m)

**Bedroom One** 13' 4" x 9' 7" (4.06m x 2.92m)

**Bedroom Two** 10' 7" x 7' 0" (3.23m x 2.13m)

**Bathroom**

**Cellar** 13' 5" x 12' 6" (4.09m x 3.81m)

#### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax Band B** Lancaster City Council

**Services** Mains gas, electricity, water and drainage.  
Ultrafast\* broadband available.



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

**What3Words** ///nuzzling.outwit.bulldozer

**Directions** From Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. At the traffic lights, proceed straight ahead onto Kellet Road. Continue straight on and take the second right onto Highfield Road. The property is situated on the left hand side and can be located by our For Sale sign.

**Viewings** Strictly by appointment with Hackney & Leigh.

**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 Two



Shower Room



Cellar

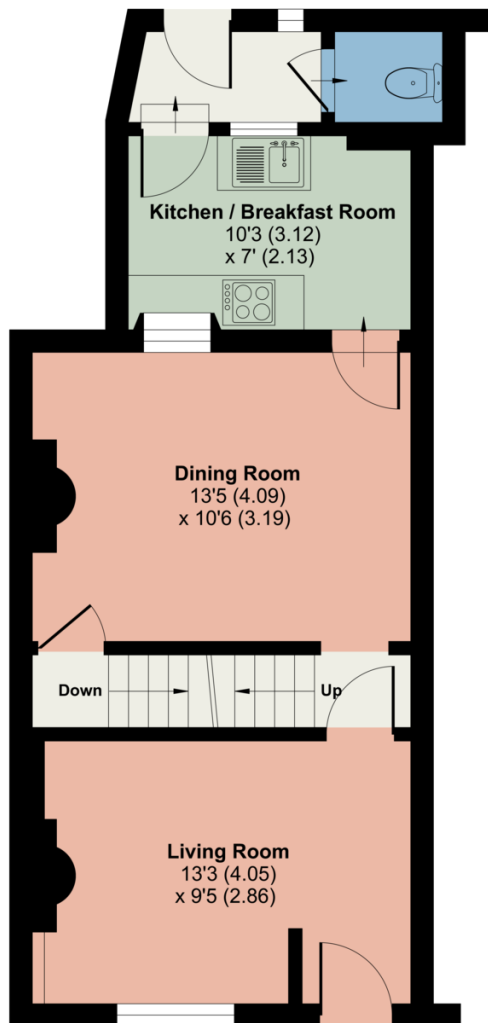


Rear Garden

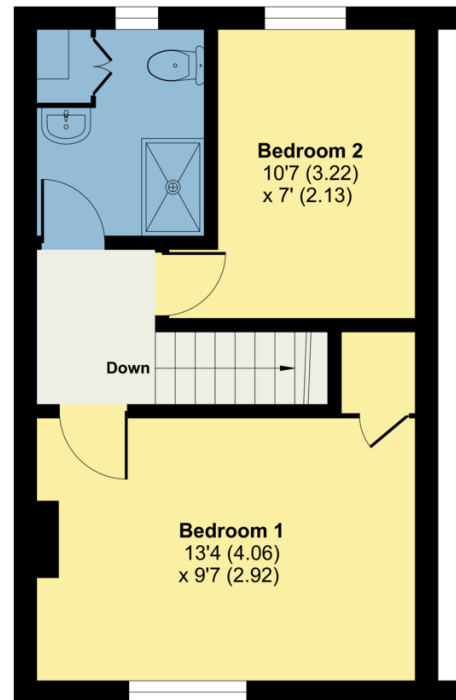
# Highfield Road, Carnforth, LA5

Approximate Area = 947 sq ft / 87.9 sq m

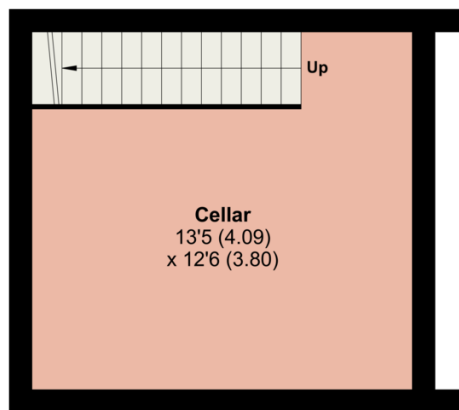
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



**CELLAR**



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: 1346324

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