



Carnforth

£145,000

48 Lancaster Road, Carnforth, Lancashire, LA5 9LD

A fantastic period property in the popular market town of Carnforth. While some modernisation is needed, this home eagerly awaits its new owners to infuse it with their personal touch. Conveniently offered with no chain delay, this property is also centrally positioned providing easy access to local amenities and transport links, this property appeals to a wide range of potential buyers, do not miss out on making this your next home

Quick Overview

Two Bedroom End Terraced House
No Chain Delay
Secure Rear Yard
Garage for Off-Road Parking
Close to Local Amenities
Popular Residential Location
Nearby M6, Bus and Rail Links
Primary and Secondary Schools Close By
Perfect First Time Buy or Investment
Ultrafast Broadband Available*



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Ultrafast
Broadband



Garage

Property Reference: C2581



Living Room



Dining Room



Kitchen



Kitchen Breakfast Room

Stepping into the property through the hallway you are led into a spacious open-plan living and dining area. The living space features a charming focal fireplace and a large bay window, creating a bright and airy atmosphere with plenty of room for comfortable furnishings and a dining table.

Leading through to the galley-style kitchen and breakfast room. While the space would benefit from modernisation, it offers great potential. There is ample room for freestanding appliances, as well as a useful under-stairs pantry providing extra storage.

From the kitchen, you can access the rear yard-ideal for outdoor seating and potted plants. The yard also provides entry to a generous garage, complete with an inspection pit, offering excellent space for storage or workshop use.

Upstairs, the first-floor hosts two generously sized double bedrooms, both featuring built-in storage to help keep the space organised and clutter-free.

Completing this level is a well-appointed bathroom, fitted with a corner bath, W/C, pedestal hand wash basin, and airing cupboards for additional storage.

While the property would benefit from some updating and upgrading, it presents a fantastic opportunity for those looking to add their own personal touch.

With some vision and care, this house has the potential to become a truly wonderful home.

Accommodation with approximate dimensions

Entrance Hall 10' 6" x 3' 2" (3.2m x 0.97m)

Living Room 11' 9" x 10' 1" (3.58m x 3.07m)

Dining Room 11' 10" x 11' 7" (3.61m x 3.53m)

Breakfast Kitchen 19' 9" x 7' 3" (6.02m x 2.21m)

Bedroom One 14' 2" x 10' 1" (4.32m x 3.07m)

Bedroom Two 12' 1" x 9' 4" (3.68m x 2.84m)

Bathroom 7' 11" x 7' 5" (2.41m x 2.26m)

Garage 25' 0" x 7' 6" (7.62m x 2.29m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council- Band B

Services Mains gas, water and electricity.

Energy Performance Certificate 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. Turn right at the traffic lights onto Lancaster Road and the property is located on the right hand side before the next set of traffic lights, access to the garage from the rear of Lancaster Road provides off street parking.

What3Words ///asteroid.reported.elevates

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

N.B Probate has been applied for, this may cause a delay in completion.

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Bedroom One



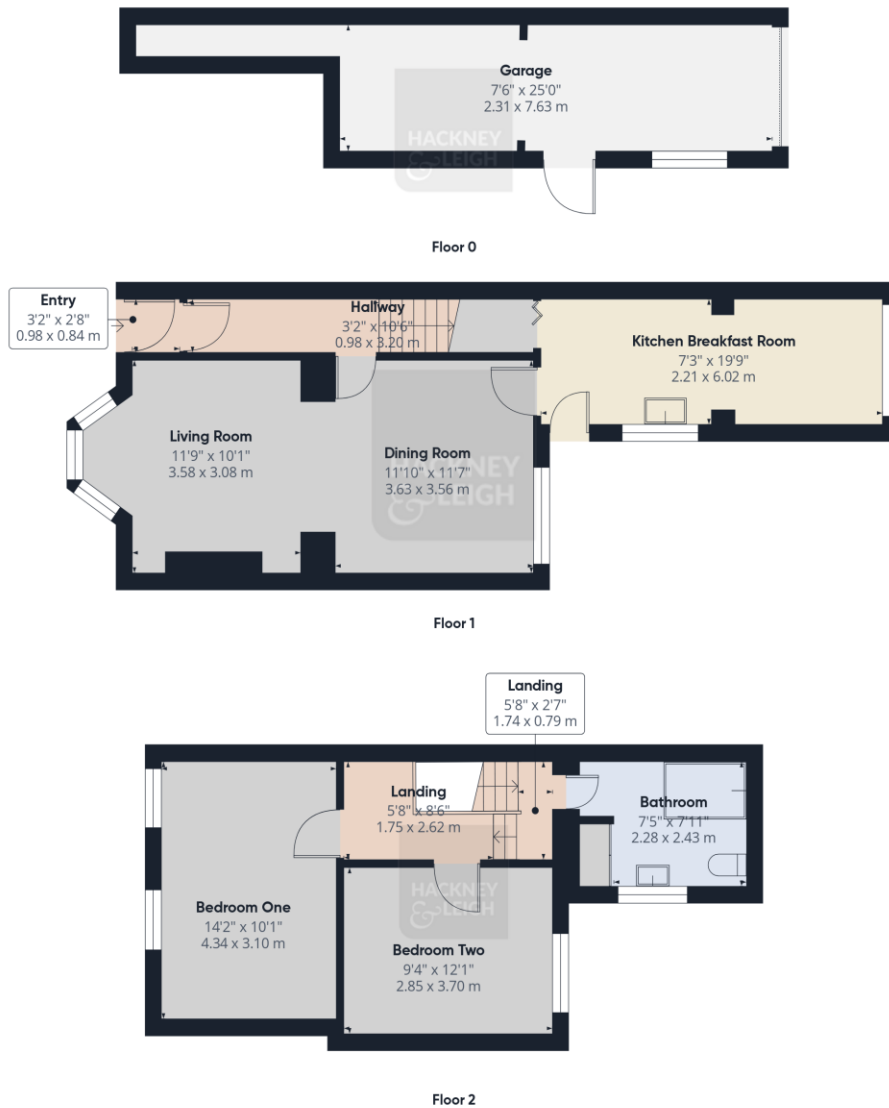
Bedroom Two



Garage



Rear Yard



Approximate total area⁽¹⁾

1083 ft²
100.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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