



## Carnforth

£175,000

8 Highfield Road, Carnforth, Lancashire, LA5 9BE

Well proportioned three-bedroom home offers incredible potential. Situated in a popular residential area in Carnforth and in need of some modern updates, this property presents an excellent opportunity to create a beautiful and contemporary living space. Perfect for first-time buyers, investors, or anyone looking for a renovation opportunity in a convenient and well-connected location.

### Quick Overview

- Three Bedroom Semi-Detached Home
- Front and Rear Patio
- Popular Residential Location
- In Need of Updating
- Close to Local Amenities and Transport Links
- Perfect Family Home or First Time Buy
- Nearby Primary and Secondary Schools
- No Chain Delay
- Detached Garage and Off Road parking
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband\*



Garage & Off  
Road Parking

Property Reference: C2585



Ground Floor Hallway



Living Room



Kitchen



Bedroom One

Enter the property through the front door into a welcoming hallway with stairs leading to the first floor. To the left, a door opens into the living room, which features an electric fire and a window to the front aspect. The room would benefit from some redecoration but offers a comfortable and versatile space, ideal for relaxing or entertaining.

From the living room, you step into the kitchen diner, fitted with a range of wall and base units and complementary work surfaces. Although the kitchen would now benefit from replacement, it provides an excellent opportunity to create a spacious and well-proportioned family kitchen. There are also two useful storage cupboards, one of which would make an ideal pantry.

To the first floor, there are three well-proportioned bedrooms. Two are generous doubles, while the third would make an excellent child's bedroom, study, or space for a teenager. The bathroom currently features a bath with shower over and a pedestal wash basin, and there is a separate WC. Both areas would benefit from updating but offer plenty of potential for modernisation.

To the rear of the property are two outbuildings, situated just off the kitchen and covered by a plastic roof. These were likely the former coal house and outside toilet but now present an ideal opportunity to create a useful utility area or additional storage space-perfect for busy family living.

Outside, the property benefits from a hard-landscaped front garden providing ample off-road parking and access to a detached garage, which is in need of some repair. The garden extends around to the rear, where there is a further patio area offering space for outdoor seating and entertaining.

This property offers an excellent opportunity for a buyer looking to modernise and create a lovely family home with plenty of potential throughout.

**Accommodation with approximate dimensions**

**Living Room** 11' 10" x 13' 4" (3.61m x 4.06m)

**Kitchen Diner** 9' 3" x 17' 10" (2.82m x 5.44m)

**Store Room** 6' 4" x 5' 0" (1.93m x 1.52m)

**Bedroom One** 10' 8" x 10' 11" (3.25m x 3.33m)

**Bedroom Two** 8' 2" x 12' 5" (2.49m x 3.78m)

**Bedroom Three** 7' 7" x 9' 11" (2.31m x 3.02m)

**Bathroom** 5' 7" x 5' 6" (1.7m x 1.68m)

**WC** 5' 7" x 2' 9" (1.7m x 0.84m)

**Garage** 15' 9" x 8' 2" (4.8m x 2.49m)

**Property Information**

**Council Tax** Lancaster City Council - Band A

**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 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 right hand side and can be located by our For Sale sign.

**What3Words** ///uniform.whiplash.jigsaw

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

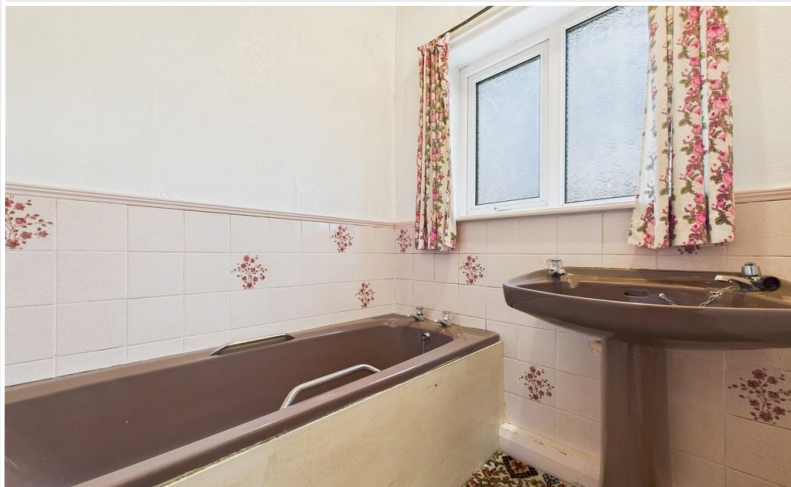
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Bedroom Two



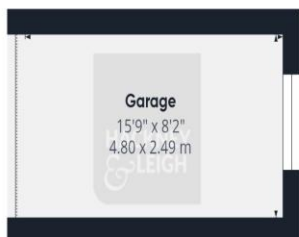
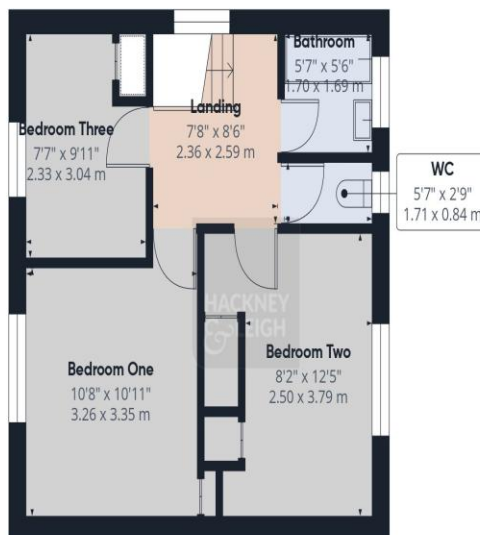
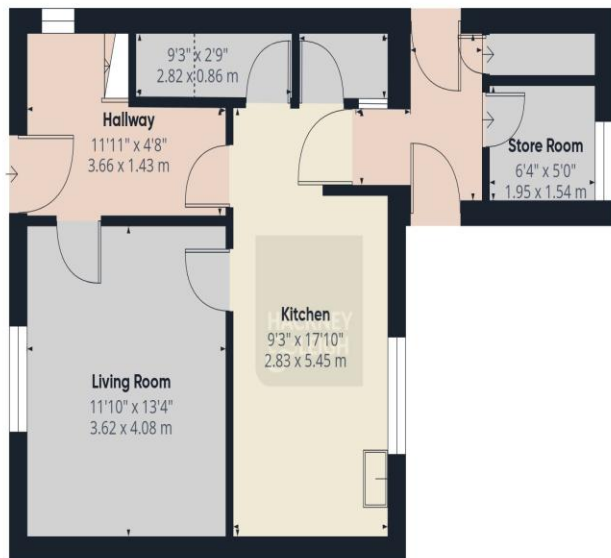
Bedroom Three



Bathroom



Rear Aspect



#### Approximate total area<sup>(1)</sup>

1075 ft<sup>2</sup>

100 m<sup>2</sup>

#### Reduced headroom

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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