Carnforth

£295,000

41 Camborne Avenue, Carnforth, Lancashire, LA5 9TS

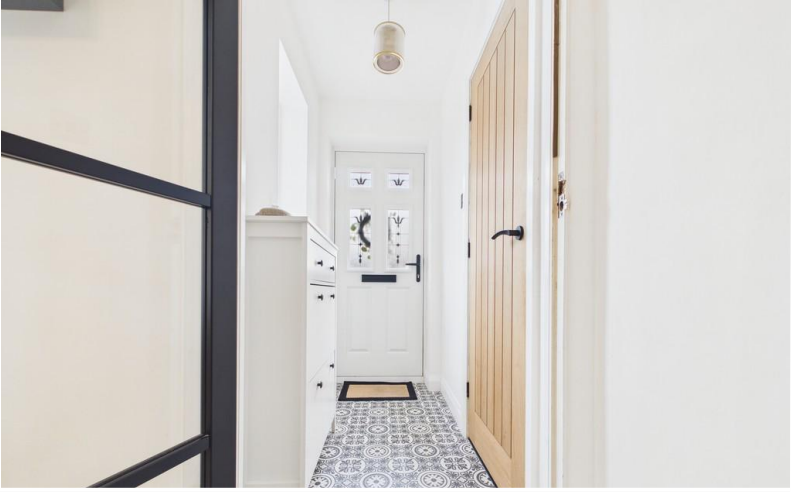
Positioned on a quiet cul-de-sac in the popular area of Crag Bank in Carnforth, 41 Camborne Avenue has been updated by the current owners and offers a move-in ready family home. Renovated to a high standard throughout, this property is not one to miss.

Quick Overview

- Three Bedroom Link Detached House
- Quiet Cul-De-Sac Location
- South Facing Garden
- Off Street Parking for Two Cars
- Garage with Power and Light
- Ground Floor W.C.
- Two Double Bedrooms and a Single
- Move-In Ready Condition
- Walking Distance to Local Amenities and Transport Links
- Ultrafast Broadband Available*

Property Reference: C2631

3 | 2 | 1 | EPC D | Ultrafast Broadband | Off Road Parking



Entrance

W.C.

Living Room

Kitchen

Carnforth is a market town in Lancashire, known for its friendly community and convenient location. It offers a range of local shops, schools, and amenities, with excellent transport links including the nearby M6 and a mainline railway station.

Step into the property via a welcoming hallway area, with a convenient downstairs W.C. to the left. Continue into the living room which features a focal media wall with an electric fire, herringbone flooring, and stylish black accents, creating a cosy yet contemporary space.

From here, the open-plan kitchen/dining area is ideal for entertaining, fitted with anthracite matte handleless cabinetry, a Quartz worktop, and a range of integrated appliances including a microwave, oven, hob, dishwasher, and fridge-freezer. Double doors lead into the conservatory, currently used as a utility space with plumbing for a washing machine and space for a dryer, which provides access to the garden.

The first floor offers three bedrooms and a handy storage cupboard on the landing. Bedroom one is a good-sized double and includes built-in wardrobes, bedroom two is also a double, and the third a single, all neutrally decorated. The bathroom is finished with matching grey floor and wall tiles and a white three-piece suite with a bath, waterfall shower head and separate handheld attachment, a vanity sink, and matte black fittings.

Externally, the property benefits from a garage with power and lighting, which houses the boiler, as well as a south-facing rear garden with paved and lawned areas, plus a raised flower bed which blooms from Spring. Access to the front is available via the side of the house, with a low-maintenance stoned frontage offering an additional parking space alongside the driveway in front of the garage.

Living Room

Kitchen

Conservatory/Utility

Landing

Bedroom Two

Bedroom Three

Accommodation with approximate dimensions

Entrance Hall 5' 6" x 3' 5" (1.68m x 1.04m)

Downstairs W.C. 6' 8" x 2' 7" (2.03m x 0.79m)

Living Room 15' 8" x 13' 7" (4.78m x 4.14m)

Kitchen Diner 16' 9" x 10' 5" (5.11m x 3.18m)

Conservatory/Utility 8' 10" x 7' 5" (2.69m x 2.26m)

Bedroom One 14' 8" x 9' 11" (4.47m x 3.02m)

Bedroom Two 9' 9" x 9' 11" (2.97m x 3.02m)

Bedroom Three 9' 3" x 6' 11" (2.82m x 2.11m)

Bathroom 6' 11" x 5' 9" (2.11m x 1.75m)

Garage 17' 2" x 8' 4" (5.23m x 2.54m)

Property Information

Tenure Freehold (vacant possession upon completion)

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council

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, turning right at the traffic lights on to Lancaster Road. Follow the road through Carnforth, to a mini roundabout and turn right into Longfield Drive. take the second turning on the right on to Redruth Drive then the first right onto Camborne Avenue follow the road down to the end of the street bearing left and No. 41 is located on your left hand side.

What3Words ///slate.coolest.skippers

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

N.B. Please note that, under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, the seller of this property is a 'Connected Person' as defined by the Act.

Bedroom One

Bathroom

Garden

Garden

Meet the Team

Laura Hizzard
Branch Manager & Property Valuer

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk

Imogen Milliard
Sales Negotiator

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk

Kirsty Roberts
Sales Negotiator

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk

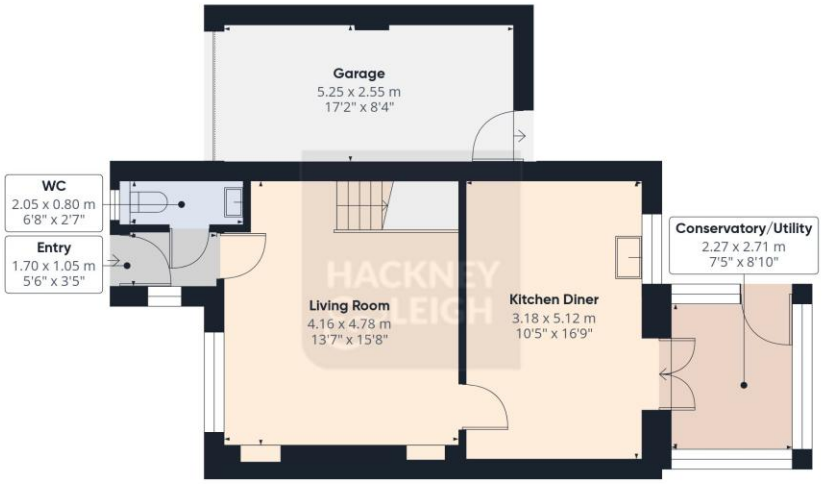
Beth Woods
Sales Negotiator

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk

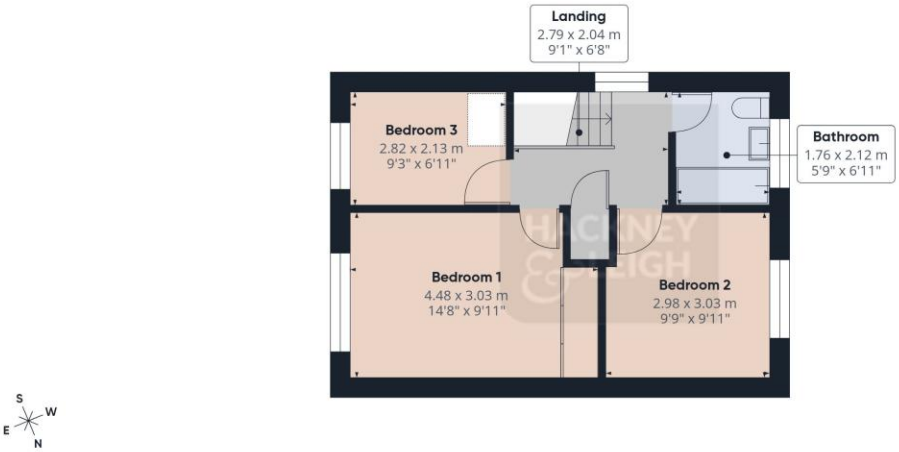
Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01524 737727 or request online.

Need help with **conveyancing**? Call us on: 01539 792032

Can we save you money on your **mortgage**? Call us on: 01539 792033



Floor 0



Floor 1

Approximate total area(1)

94.6 m²

1018 ft²

(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.

GIRAFFE360

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

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 02/03/2026.