



# HACKNEY & LEIGH

## £61,250

33 Mellings Place, Carnforth, LA5 9TQ

An ideal first-time buy, this modern three-bedroom home offers stylish living in the highly sought-after market town of Carnforth. Available on a 25% shared ownership basis, this property combines affordability with comfort and convenience.

Close to local shops, schools and excellent transport links, situated on a quiet residential complex. EPC band B.

### Quick Overview

- Modern New Build Home
- Contemporary Living Spaces
- Three Bedrooms
- Move-In Ready Condition
- Close to Local Amenities
- Ideal for First-time Buyers
- Great Travel Links
- Easy to Maintain Garden
- Off Road Parking
- Ultrafast Broadband



3



2



1



B



Ultrafast  
Broadband



Off Road  
Parking

Property Reference: C2593



Living Room



Kitchen



Bedroom Three



Bedroom Two

Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria and within easy reach of the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgeries, pharmacies, schools, supermarkets, and local shops it also has the bonus of having fantastic transport links via bus, rail and motorway.

The property itself is also close to both the coast and the Lancaster canal for lovely scenic walks. This home really boasts a perfect central location.

Step into the welcoming entrance hallway leading to a spacious lounge with a front-aspect window, the perfect place to relax.

The contemporary kitchen features sleek wall and base units, integrated oven and four-ring gas hob, a 1.5 stainless steel sink, and direct access to the rear garden through French doors. There's also a convenient downstairs WC.

Upstairs, you'll find a generous double bedroom with an en-suite shower room and built-in storage, plus two additional single bedrooms, ideal for children, guests, or a home office.

The modern family bathroom is fitted with a panelled bath, WC, and basin, all finished to a high standard.

Externally, the property benefits from a private driveway providing off-road parking and a spacious rear garden with lawn - perfect for families or entertaining. Side access is available from the front of the property.

#### Accommodation with approximate dimensions

**Living Room** 10' 10" x 16' 5" (3.3m x 5m)

**Kitchen** 14' 1" x 10' 4" (4.29m x 3.15m)

**Bedroom One** 10' 10" x 10' 2" (3.3m x 3.1m)

**En-suite**

**Bedroom Two** 7' 0" x 10' 1" (2.13m x 3.07m)

**Bedroom Three** 7' 0" x 6' 11" (2.13m x 2.11m)

**Bathroom** 7' 9" x 5' 7" (2.36m x 1.7m)

## Property Information

**Key Information** Purchasers own 25% of the property and have the opportunity to purchase more shares in 10% minimum trenches.

Pets are not permitted without written confirmation from the landlord. If permitted, a revocable pet license will be required at a cost of £125 + VAT.

Applicants must meet the affordable home requirements set out by home group, for further information regarding the requirements and application process, please contact the office.

**Tenure** Leasehold. Subject to the remainder of a 125 year lease dated the 6th May 2025..

**Charges Payable** The current monthly charges payable to Home Group from 1st April 2025 are £493.83 and are broken down as follows:

Rent - £421.00  
Management Charge - £12.50  
Insurance Charge - £36.00  
Service Charge - £23.50  
Reserve Fund - £0.83

The above charges are reviewed annually on 1st April.

**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 onto Market Street and continue toward the traffic lights. At the lights, turn left onto Scotland Road and continue for approximately 0.5miles, then turn right onto Midland Drive and then the first right onto Bagguley Grove before taking the next right onto Mellings Place

**What3Words** ///best.starting.dustbin

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



Bathroom



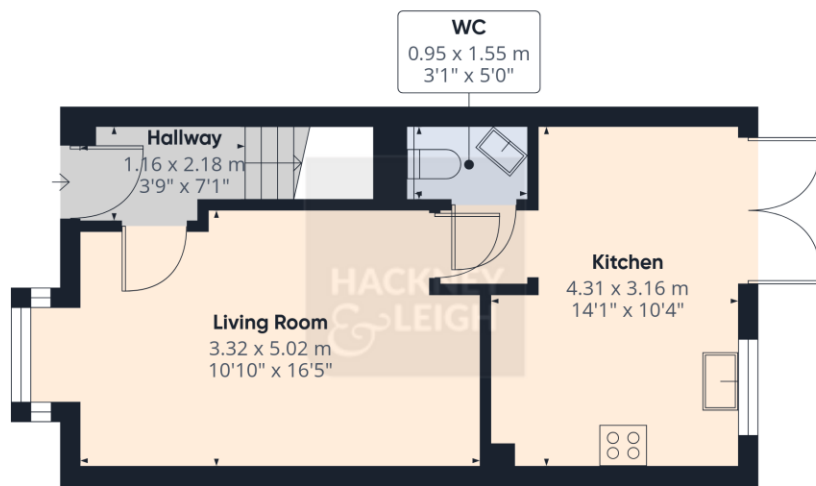
Bedroom One



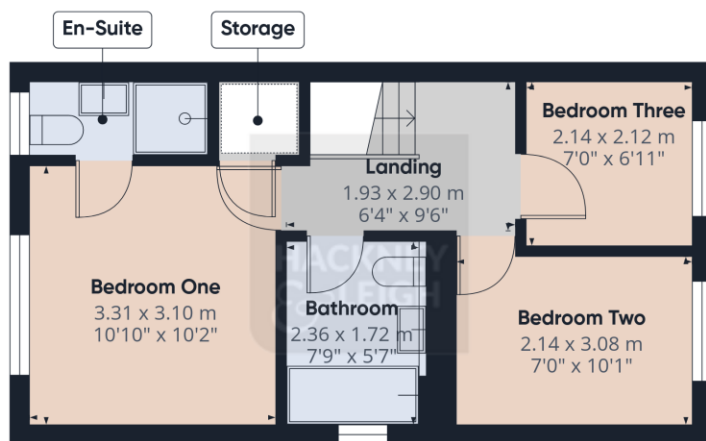
En-Suite



Garden



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
68.5 m<sup>2</sup>  
738 ft<sup>2</sup>

(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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**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 05/11/2025.

Request a Viewing Online or Call 01524 737727