



Carnforth

£130,000

96 North Road, Carnforth, Lancashire, LA5 9LX

Positioned in the heart of the popular market town of Carnforth, this property offers convenient access to local amenities, excellent transport links, and well-regarded schools all within walking distance. In need of updating this property offers an opportunity for first time buyers and investors alike.

Quick Overview

- Traditional Two Bedroom Terrace
- Substantial Plot Of Land To The Rear
- Market Town Location
- Two Reception Rooms And Cellar
- Good Commuter Links In Easy Reach
- Updating And Upgrading Required
- Nearby Local Amenities
- Investment opportunity
- On Street Parking
- Ultrafast Broadband Available*



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Ultrafast
Broadband



On Street
Parking

Property Reference: C2623



Living Room



Dining Room



Kitchen



Bathroom

Occupying a substantial plot and offered for sale with no onward chain, this property presents an exciting opportunity for buyers who are looking for a project.

Stepping in to the entrance hallway, you lead into a cosy living room with feature alcove cupboards, the adjoining spacious dining room again features cupboards built into the alcove and has views over the land to the rear. Steps from the dining room also give access to a useful cellar, ideal for storage.

Heading into the kitchen, this room is a blank canvass for you to get creative and make your own, and with access leading out to the rear yard it is perfect for those who enjoy indoor-outdoor living.

Upstairs, there are two well-proportioned double bedrooms and a family bathroom, offering generous accommodation throughout.

Externally, the paved rear yard leads to an impressive additional plot with access via a service road and backing onto the scenic Lancaster Canal, adding to the property's appeal and potential.

What an outstanding opportunity this could be for investors, first time buyers or those just looking to undertake a project, this property has plenty of scope to make it your own.

Renovation and modernisation are needed throughout the property but these opportunities don't come along too often and this property offers superb potential to create a lovely home.

Accommodation with approximate dimensions

Living Room 9' 1" x 10' 11" (2.77m x 3.33m)

Dining Room 9' x 11' 5" (2.74m x 3.48m)

Kitchen 6' 10" x 16' 5" (2.08m x 5m)

Cellar

Bedroom One 12' 5" x 11' (3.78m x 3.35m)

Bedroom Two 7' 2" x 11' 5" (2.18m x 3.48m)

Bathroom 7' 2" x 8' 9" (2.18m x 2.67m)

Property Information

Tenure Freehold (Vacant possession upon completion).

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 the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. At the traffic lights, carry straight on and take the first left turning at the triangle onto North Road. Proceed along North Road, the property can be found a short way along on the right hand side.

What3Words ///trim.passwords.wrist

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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).

N.B. We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion and may incur additional costings.

The property will be sold as seen with furniture included and the removal of personal items only.

We understand there is gas connection to the property and that the central heating is not currently in working order.



Bedroom One



Bedroom Two



Land



Ordnance Survey 01264272



Approximate total area⁽¹⁾
 69.8 m²
 749 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.

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