



**HACKNEY
& LEIGH**

Carnforth

£168,000

44 Hill Street, Carnforth, Lancashire, LA5 9DY

A traditional three-bedroom terraced home, ideally suited to first-time buyers, families or investors alike. Conveniently positioned close to a range of local amenities, transport links and commuter routes, the property offers a fantastic opportunity to create a home tailored to your own style and requirements.

With a versatile layout, low-maintenance rear patio and the added benefit of a garage, this property offers both practicality and potential. An excellent opportunity in a convenient location and one not to be missed.

Quick Overview

Traditional Terraced Home
Three Bedrooms
Rear Patio And Garage
No Chain Delay
Ideal First Home Or Investment
Close to Commuter Links
Local Amenities Nearby
Scenic Walks From The Doorstep
Well Regarded Schools In Walking Distance
Ultrafast Broadband Available*



3



1



1



D



Ultrafast
Broadband



Off Street
Parking

Property Reference: C2715



Living Room



Kitchen Diner



Bathroom



Bedroom One

Carnforth is a traditional market town ideally situated close to the Lancashire and Cumbria border, offering excellent access to the stunning Lake District National Park and surrounding countryside.

The town provides a comprehensive range of local amenities to cater for everyday needs, including doctors' surgeries, pharmacies, schools, supermarkets and a railway station. The M6 motorway is also easily accessible, making Carnforth an excellent base for commuters and those wishing to explore the wider region.

44 Hill Street enjoys a convenient and central position, with a range of local amenities within easy reach. The main bus route is just a few minutes' walk away, while Carnforth Railway Station and the M6 motorway are also readily accessible.

For those who enjoy the outdoors, the nearby Lancaster Canal provides a picturesque setting for scenic walks, with the surrounding countryside offering further opportunities to enjoy the beautiful local landscape.

Stepping into the property, you are welcomed into a bright and spacious living room, benefiting from dual-aspect windows which allow plenty of natural light to fill the room. A feature fireplace provides an attractive focal point and adds character to this comfortable space.

From the living room, you continue through to the kitchen diner, which offers a good degree of practicality and potential. The kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks, a built-in electric oven and gas hob. A breakfast bar provides useful additional seating and preparation space, while there is also scope to reconfigure the layout to accommodate a dining table, should the breakfast bar be removed.

From the kitchen, stairs lead down to the lower level where there are two useful rooms with restricted head height. These spaces provide excellent additional storage, for outdoor equipment, household items and other belongings. The room also has plumbing and electric for a washing machine and dryer.

Heading upstairs, the property provides three bedrooms, offering flexibility for a variety of requirements. The principal bedroom is positioned to the front of the property and benefits from a built-in storage cupboard. Bedroom two is situated to the rear and is a comfortable small double, enjoying views over the rear of the property. Bedroom three is centrally positioned and benefits from views towards the Lancaster Canal. This versatile room could make an ideal home office, nursery, dressing room or occasional bedroom. The accommodation is completed by a three-piece family bathroom, comprising a WC, wash hand basin and bath with an overhead shower.

To the rear of the property, a side pathway provides convenient access to the enclosed rear patio area. The patio offers a low-maintenance outdoor space and, subject to the buyer's requirements, could also provide off-road parking if desired.

The property further benefits from a garage, providing useful additional storage, along with a separate walled area featuring a selection of established plants and shrubs, adding a pleasant touch of greenery to the outdoor space.

While the property would benefit from some updating and modernisation, it represents an excellent opportunity for a purchaser looking to put their own stamp on a spacious home in a sought-after location. With its well-proportioned accommodation, useful storage, rear patio and convenient position this could make a lovely home for a first-time buyer, family or investor.

Accommodation with approximate dimensions

Living Room 15' 6" x 13' 3" (4.72m x 4.04m)

Kitchen Diner 15' 6" x 12' 6" (4.72m x 3.81m)

Store Room One 15' 8" x 9' 8" (4.78m x 2.95m)

Store Room Two 15' 9" x 13' 8" (4.8m x 4.17m)

Bedroom One 12' 5" x 9' 3" (3.78m x 2.82m)

Bedroom Two 9' 6" x 9' 7" (2.9m x 2.92m)

Bedroom Three 9' 6" x 7' 0" (2.9m x 2.13m)

Bathroom 5' 11" x 6' 8" (1.8m x 2.03m)

Garage

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. At the traffic lights, turn right onto Lancaster Road and proceed along this road for a short while, before taking the left hand turning into Stanley Street. This road leads onto Hill Street, where there the property can be found at the bottom of the hill on the right hand side.

What3Words ///galloped.aviation.homing

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.



Bedroom Two



Bedroom Three



Patio



Garage



Approximate total area⁽¹⁾

108.4 m²
1168 ft²

Reduced headroom

21.1 m²
228 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.3 m/5 ft

Calculations reference the BCS 9M5
JC standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 300

Disclaimer 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 8/9/26

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 08/09/2026.