



## Carnforth

£525,000

142 North Road, Carnforth, Lancashire, LA5 9LU

Ideally situated in the heart of the popular market town of Carnforth, this property offers easy access to a range of local amenities, excellent transport links, and well-regarded schools, all within walking distance. Boasting spacious accommodation and fantastic views, it presents a wonderful opportunity for growing families to create their perfect home.

### Quick Overview

Well Presented Detached Family Home  
Spacious Accommodation Throughout  
Four Bedrooms And Two Bathrooms  
Large Conservatory  
Versatile Living Spaces  
Far Reaching Views From The Garden  
Close to Local Shops and Amenities  
Nearby Primary and Secondary Schools  
Walking Distance To Lancaster Canal  
Ultrafast Broadband Available\*



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TBC



Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2637



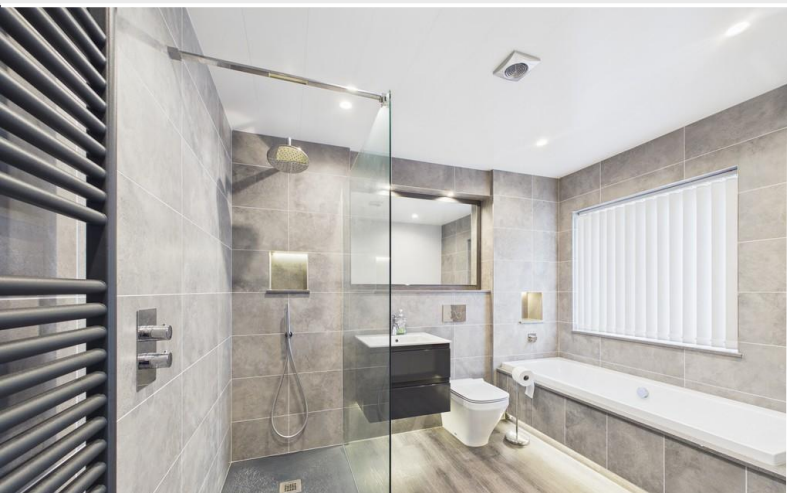
Living Room



Dining Room



Kitchen



Downstairs Bathroom

Carnforth enjoys a highly desirable location, within easy reach of the stunning Lake District National Park and the Yorkshire Dales. The town offers a wide range of everyday amenities, including doctors' surgeries, pharmacies, schools, supermarkets, and a variety of local shops, making it an ideal place for convenient living.

In addition, Carnforth benefits from excellent transport connections, with easy access to bus routes, rail services, and major motorway links. The property itself is just a short stroll from the Lancaster Canal, perfect for peaceful walks and enjoying scenic surroundings. Altogether, this home truly offers the best of both convenience and natural beauty, making it a perfectly situated place to live.

Approaching 142 North Road, the property benefits from ample off-road parking for several vehicles and upon entering, you are welcomed by a spacious and inviting hallway providing access to all principal rooms.

The heart of the home is the bright and contemporary kitchen, fitted with sleek white handleless wall and base units, complemented by quartz worktops and the benefit of integrated appliances including an electric tower oven, gas hob, fridge freezer, and dishwasher, while a breakfast bar offers an ideal space for casual dining. A window frames the pleasant outlook, enhancing the light filled feel of the room.

The kitchen leads seamlessly into the dining area, which in turn flows effortlessly into the living room creating a wonderful open plan space perfect for modern living. Large windows and French doors flood the room with natural light while showcasing far-reaching views. From here, the conservatory is accessed, offering panoramic views and direct access to the garden.

The ground floor also features a stylish bathroom, fitted with a contemporary four-piece suite comprising a bath, walk-in shower, WC, and wall hung vanity basin with drawers, finished with complementary tiling and flooring.

Bedrooms three and four are located to the front of the property on the ground floor, both generously sized doubles. These versatile rooms could also serve as a home office, playroom, or additional reception space. A useful storage cupboard is also located on this level.

Upstairs, the spacious landing leads to a well-appointed shower room, fitted with a modern three-piece suite including a walk-in shower, WC, and wall hung basin with storage.

The principal bedroom is a particularly generous space, featuring a large front-facing window with views towards Warton Crag and two Velux windows to the rear, allowing for an abundance of natural light and offering ample space for furnishings. Bedroom two is also a comfortable double with room with ample space for additional furniture. Additional benefits include a heated airing cupboard, ideal for linen storage and keeping rooms clutter free.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Shower Room

The garage can be accessed both externally and via the kitchen, and is equipped with power, lighting, and plumbing for a washing machine.

Externally, the property continues to excel with a generous garden and patio area perfect for outdoor entertaining or simply relaxing while taking in the stunning, far-reaching views.

#### Accommodation with approximate dimensions

**Living Room** 17' 10" x 19' 10" (5.44m x 6.05m)

**Dining Room** 12' 5" x 14' 0" (3.78m x 4.27m)

**Conservatory** 11' 3" x 11' 8" (3.43m x 3.56m)

**Kitchen** 12' 6" x 13' 11" (3.81m x 4.24m)

**Downstairs Bathroom** 9' 11" x 10' 4" (3.02m x 3.15m)

**Bedroom One** 12' 10" x 19' 11" (3.91m x 6.07m)

**Bedroom Two** 13' 4" x 13' 3" (4.06m x 4.04m)

**Bedroom Three** 14' 11" x 12' 8" (4.55m x 3.86m)

**Bedroom Four** 10' 2" x 13' 3" (3.1m x 4.04m)

**Shower Room** 9' 2" x 13' 2" (2.79m x 4.01m)

**Garage** 22' 11" x 10' 3" (6.99m x 3.12m)

#### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Lancaster City Council. Band F.

**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 Camforth 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** ///scoping.connects.usual

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



Bedroom One



Conservatory



Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 237.4 m<sup>2</sup>  
 2555 ft<sup>2</sup>

**Reduced headroom**  
 7.6 m<sup>2</sup>  
 82 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

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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