



Carnforth

£285,000

37 Camborne Avenue, Carnforth, Lancashire , LA5 9TS

Welcome to 37 Camborne Avenue, a spacious and versatile link-detached home offering generous living accommodation, two bathrooms and a well-maintained rear garden. Ideally suited to a variety of buyers, this well-presented property would make an excellent family home, offers plenty of space for those looking to downsize without compromise, or provides an attractive option for first-time buyers seeking more room to grow.

Quick Overview

Link Detached Four Bedroom House
First Floor Bathroom & Ground Floor Wetroom
Generous Living Areas
Move-In Ready Condition
Suited To Various Buyers
Easy to Maintain Garden
Quiet Cul-De-Sac Location
Scenic Walks Nearby
Off Road Parking
Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2709



Living Room



Living Room



Bedroom Four/Snug



Wet Room

Carnforth is a popular market town ideally placed for access to both Lancashire and Cumbria, with the Lake District also within easy reach. The town offers a good range of everyday amenities, including shops, supermarkets, medical facilities and schools, alongside excellent bus, rail and motorway links. The nearby Lancaster Canal provides a lovely setting for walks and outdoor activities.

The accommodation begins with an entrance vestibule, providing a practical space for coats and shoes and welcoming you into the home. and leads directly into the generous living room which features a front-aspect window and staircase rising to the first floor, creating a comfortable and welcoming space for relaxing and spending time with family.

At the heart of the home is the well-equipped kitchen, featuring a good range of wall and base units, complementary work surfaces and tiled splash backs. Integrated appliances include an oven, four-ring gas hob with extractor hood, fridge and dishwasher and sink with drainage. The Valiant boiler is also housed within the kitchen. There is ample room for a family dining table, making this an ideal space for everyday meals and entertaining, with two rear-facing windows overlooking the garden.

A separate utility room provides valuable additional storage, with further wall and base units, work surfaces and space for a freestanding fridge/freezer and washer/dryer. Patio doors provide direct access to the rear garden.

Completing the ground floor is a versatile additional reception room/bedroom, created as part of the conversion of the original garage. This flexible space could be used as a bedroom, home office, snug, playroom or hobby room to suit individual needs. A modern wet room is located beyond, fitted with a shower, WC and wash basin.

Upstairs, bedroom one is a spacious double with integrated wardrobes and a front-facing window. Bedroom two is another well-proportioned double, also benefiting from integrated wardrobes and pleasant views over the rear garden. Bedroom three is a single room, ideally suited to use as a nursery, home office or dressing room, with a front-facing window. The family bathroom comprises a three-piece suite including a fitted bath, WC and wash basin.

Outside, the property benefits from a well-maintained and enclosed rear garden, offering a variety of spaces for relaxing and entertaining. A patio area provides the perfect spot for al fresco dining, while steps lead down to a lower level featuring decking and an area of lawn, offering plenty of space for children, pets or outdoor activities. To the front, a driveway provides off-road parking, while the front garden offers an



Kitchen



Kitchen



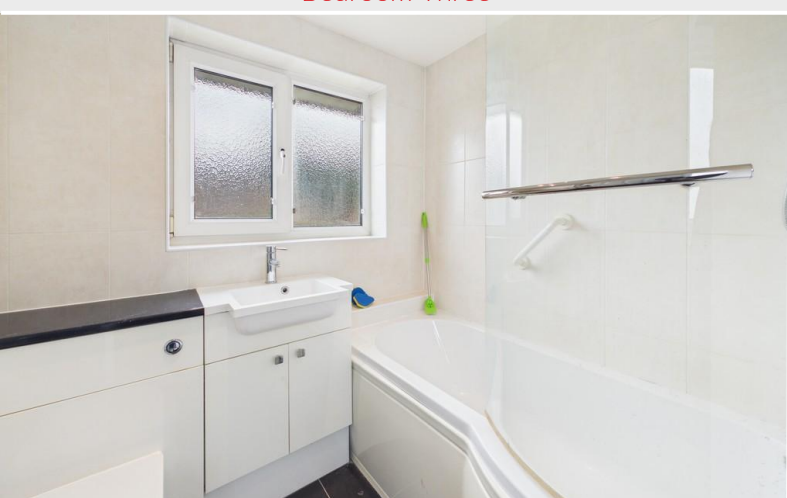
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

additional outdoor space.

Accommodation (with approximate dimensions)

Vestibule 5' 11" x 3' 8" (1.8m x 1.12m)

Living Room 16' 8" x 13' 3" (5.08m x 4.04m)

Kitchen/Diner 16' 8" x 10' 8" (5.08m x 3.25m)

Utility Room 7' 5" x 10' 3" (2.26m x 3.12m)

Bedroom Four/Snug 7' 11" x 10' 1" (2.41m x 3.07m)

Wet Room 7' 10" x 7' 9" (2.39m x 2.36m)

First Floor

Bedroom One 9' 9" x 12' 2" (2.97m x 3.71m)

Bedroom Two 10' 1" x 8' 9" (3.07m x 2.67m)

Bedroom Three 6' 8" x 9' 4" (2.03m x 2.84m)

Bathroom 6' 9" x 6' (2.06m x 1.83m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C - Lancaster City Council

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, 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 and take the first left where number 37 is on the corner.

What3Words ///beyond.dollars.releasing

Viewings Strictly by appointment with Hackney & Leigh.

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.

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).



Garden



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Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@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.

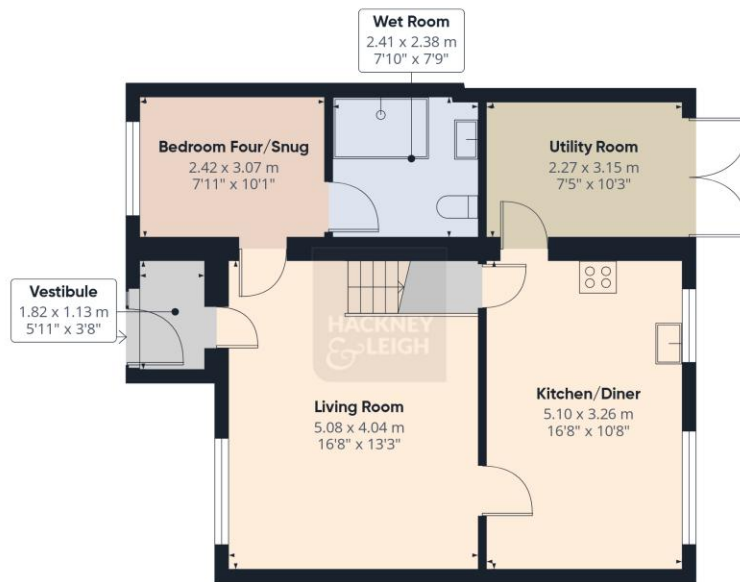


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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Floor 0



Floor 1



Approximate total area^m
95.5 m²
1029 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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"Double Click Text To Insert Floor Plan"

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