



1 Hawk Street, Carnforth, LA5 9LZ

1, Hawk Street, Carnforth

The property at a glance **3** **1** **2**

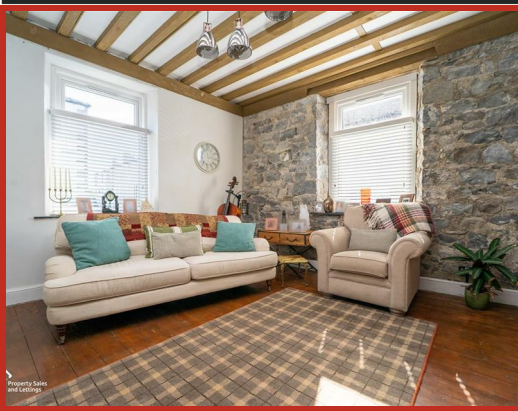
- Beautiful Detached Property
- Large Kitchen & Utility Room
- Two Large Reception Rooms
- Good Size Cellar Room
- Four Piece Bathroom Suite
- Original Character Features Throughout
- Lovely Rural Outlook
- Enclosed Garden & Deck to Rear
- ONE OF ONLY 4 DETACHED HOMES ON HAWK STREET and in fact one of only 12 Homes on this wide peaceful & relatively quiet central location*
- Views across to Warton Crag

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

Offers Over
£270,000

Get to know the property



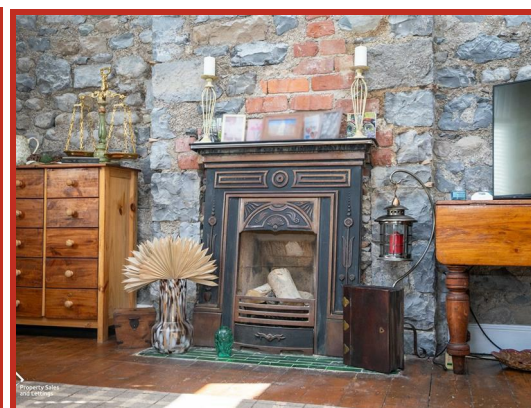
* VIEWING ESSENTIAL TO APPRECIATE THE ACCOMODATION ON OFFER, ONE OF ONLY 4 DETACHED HOMES ON HAWK STREET*

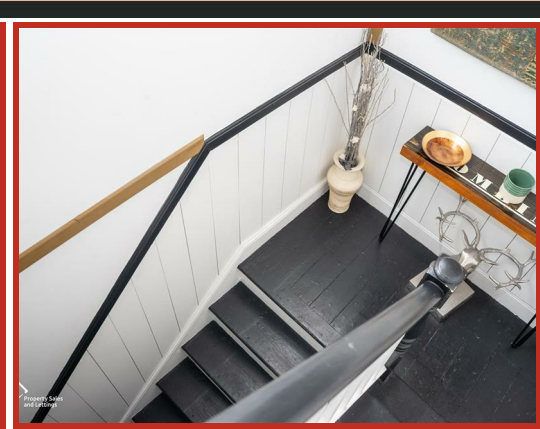
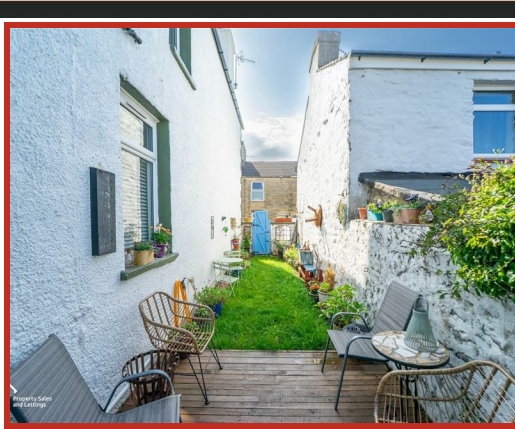
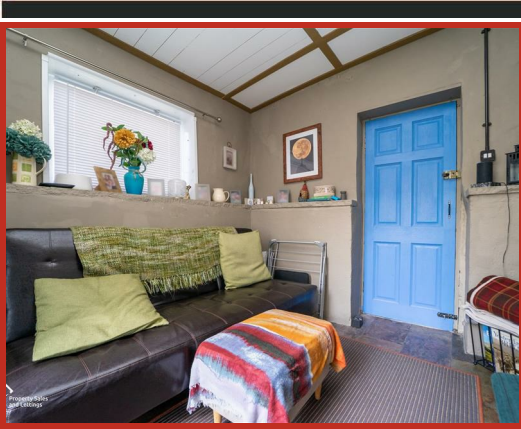
Nestled on Hawk Street in the charming town of Carnforth, this beautifully renovated detached home offers a delightful blend of character and modern living. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or those seeking a tranquil retreat.

As you step inside, you will be greeted by an abundance of natural light that floods the spacious reception areas, creating a warm and welcoming atmosphere. The character features throughout the home add a unique charm, making it a truly special place to live.

Situated in a peaceful location, this property is just a stone's throw away from the stunning landscapes of the Lake District, providing endless opportunities for outdoor adventures and relaxation. Additionally, residents will benefit from excellent amenities, convenient transport links, and reputable schools in close proximity, ensuring that all your daily needs are easily met.

The home also boasts lovely views across to Warton Crag, offering a picturesque backdrop to your everyday life. This property is not just a house; it is a place where memories can be made and cherished for years to come. If you are looking for a home that combines character, comfort, and convenience, this delightful detached house in Carnforth is not to be missed.





Hall

Composite frosted leaded door, central heating radiator, paneling, door to cellar, stone floor, doors to reception rooms 1 and 2.

Reception Room 1

2 x UPVC double glazed windows, central heating radiator, fireplace, tile hearth, exposed beams, exposed stone wall, wood floor.

Reception Room 2

2 x UPVC double glazed windows, central heating radiator, exposed beams and stone wall, fireplace, stone wall fireplace, stone floor.

Kitchen

2 x UPVC double glazed windows, exposed beams, range of wall, drawer and base units, wooden worktops, Belfast sink with mixer tap, extractor hood, 4 ring gas hob, electric oven, breakfast bar, space for fridge freezer, plumbing for dishwasher, space for dryer, exposed stone wall, stone floor, door to sunroom.

Sunroom

UPVC double glazed window, central heating radiator, wood door to garden, UPVC double glazed French doors to rear, stone floor.

Cellar

Ideal combi boiler, electric point.

First Floor Landing

2 x UPVC double glazed windows, central heating radiator, paneling, dado rail, stairs to ground floor, doors to bedrooms 1-3 and bathroom.

Bathroom

UPVC double glazed frosted window, central heating radiator, paneling, freestanding bathroom, traditional taps, low rise WC, pedestal wash basin with traditional taps, direct feed corner shower, tiled floor.

Bedroom 1

2 x UPVC double glazed windows, central heating radiator, exposed stone wall.

Bedroom 2

2 x UPVC double glazed windows, central heating radiator, fireplace.

Bedroom 3

UPVC double glazed window, central heating radiator.

Rear Garden

Laid to lawn and decking.

Please note these items new 2023 -2024

New Plumbing & Electrics - Gas Boiler, Gas Meter, Fuse Board...

New Multi-Burner Woodburner Fire

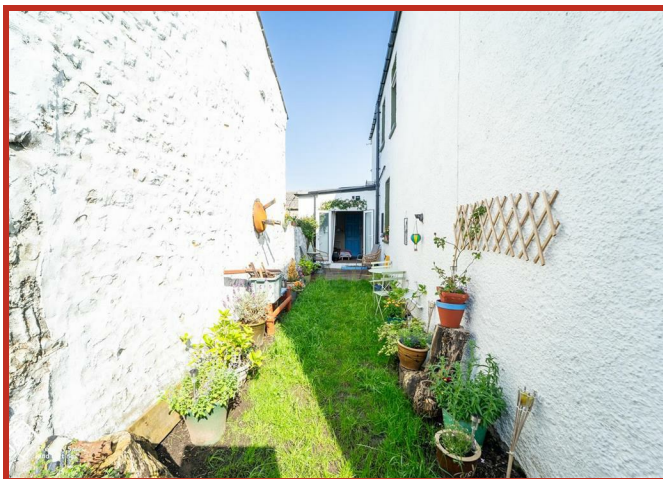
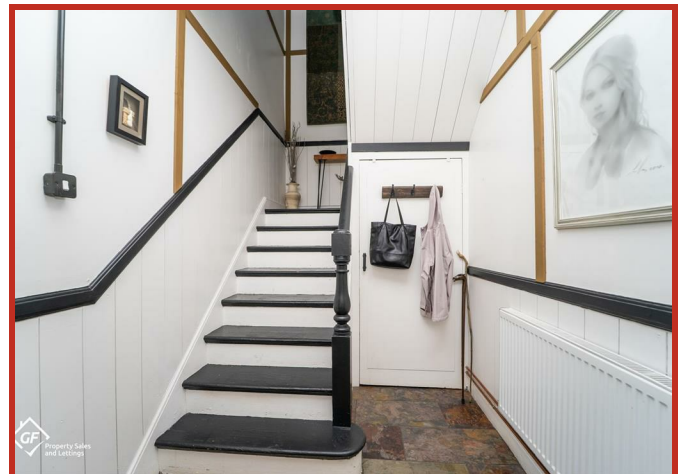
New External & Internal Doors

New Carpets & Multi Coloured Slate Tiles and Stone Flags

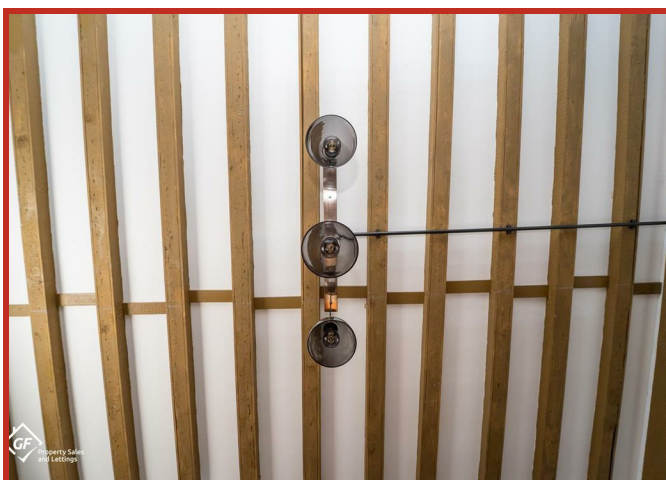
Sunroom and Decking



1 Hawk Street, Carnforth, LA5 9LZ



1 Hawk Street, Carnforth, LA5 9LZ



GET IN TOUCH TODAY

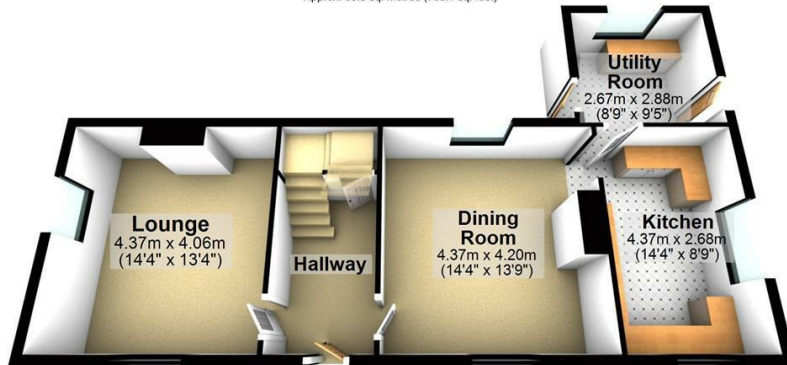
01524 889000

lancaster@rbestateagents.co.uk

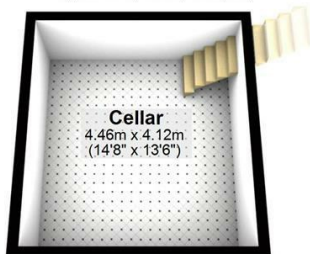
www.rbestateagents.co.uk

Take a nosey round

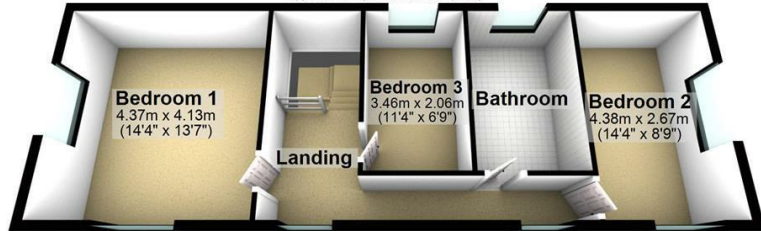
Ground Floor
Approx. 65.5 sq. metres (705.1 sq. feet)



Basement
Approx. 18.4 sq. metres (197.8 sq. feet)

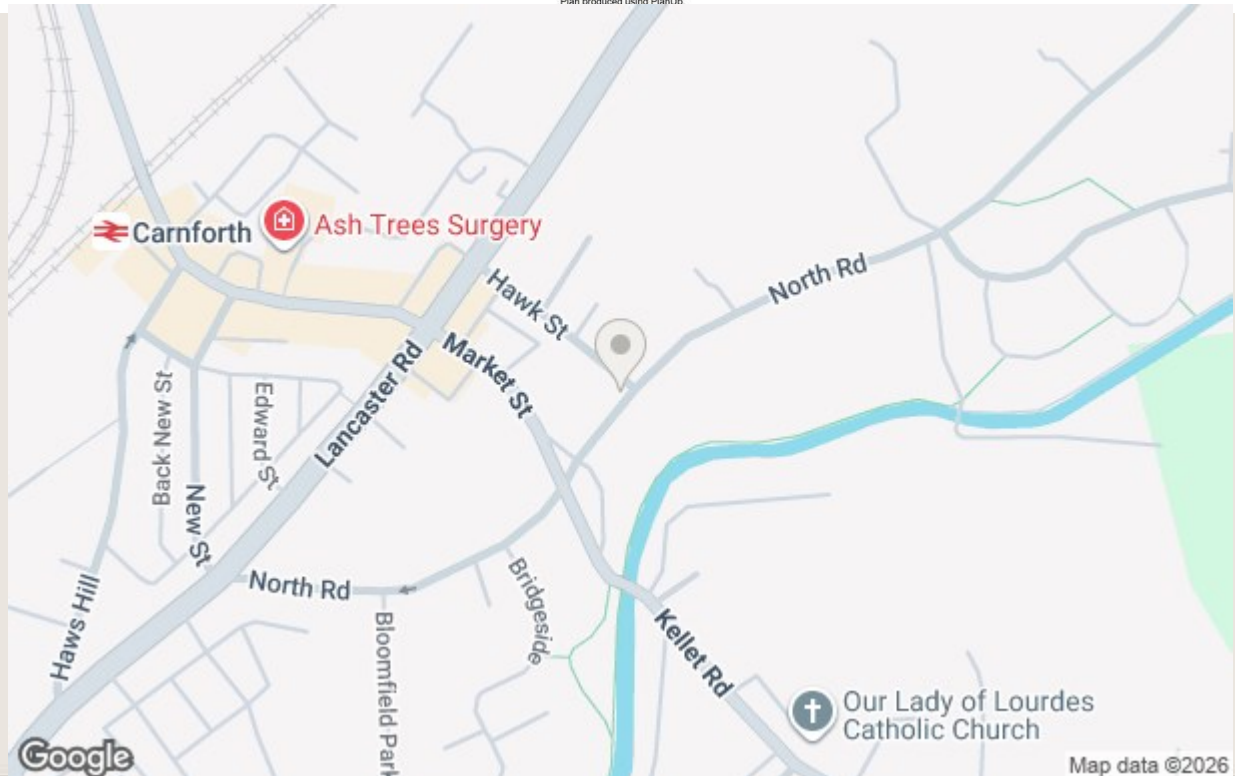


First Floor
Approx. 58.1 sq. metres (625.2 sq. feet)



Total area: approx. 142.0 sq. metres (1528.1 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanIt



GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	29
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC