



Carnforth

£195,000

20 Coniston Road, Carnforth, Lancashire, LA5 9AZ

This spacious and versatile semi-detached home offers well-proportioned accommodation both inside and out, with plenty of scope to modernise and create a home tailored to your own style. Set within the sought-after market town of Carnforth, the property is ideally suited to first-time buyers, families or those seeking a well-appointed home in a convenient location.

Carnforth is ideally positioned on the edge of Lancashire, close to the Cumbria border, and offers excellent access to some of the region's most beautiful countryside, including the Lake District National Park and Yorkshire Dales. The town provides a good range of everyday amenities, including doctors' surgeries, pharmacies, supermarkets, independent shops and well-regarded local schools, making it a popular choice for families and commuters alike.

Quick Overview

- Semi-Detached House
- Two Double Bedrooms & Further Single
- Two Reception Rooms
- Generous Living Spaces
- No Chain Delay
- Suited To Various Buyers
- Close to Local Amenities
- Easy to Maintain Garden
- Off Road Parking & Garage
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

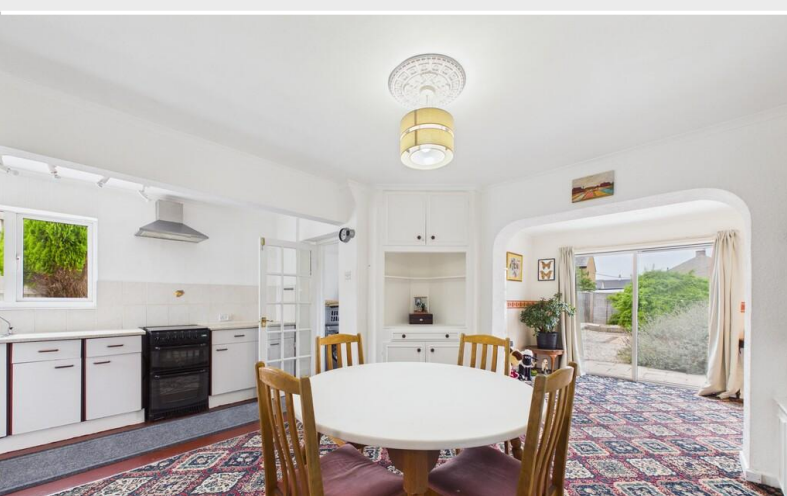
Property Reference: C2725



Entrance Hall



Kitchen



Kitchen/Diner



Dining Room

A front door opens into the vestibule, leading through to the welcoming entrance hall, where a characterful spiral staircase creates an appealing focal point. The ground floor flows naturally through the principal living spaces, beginning with the dining room, which provides ample space for a family dining table alongside useful integrated storage. The room opens directly into the galley kitchen, creating a sociable and practical layout.

The kitchen is fitted with a range of wall and base units, complemented by worktops and splashbacks, with space for a freestanding cooker and under-counter fridge or freezer. Dual-aspect windows allow plenty of natural light into the space, with a stainless-steel sink and drainer positioned beneath one of the windows.

A useful utility room provides valuable additional storage and flexibility, offering space for coats and shoes, laundry facilities and a freestanding fridge/freezer.

Two further reception rooms complete the ground floor. The sitting room connects the dining room with the formal living room and offers a wonderfully versatile space that could be used as a family room, children's playroom, home office, reading nook or simply somewhere to relax and unwind. Sliding patio doors open directly onto the rear garden, creating a seamless connection between the house and outside space.

The formal living room is a warm and inviting space, featuring a front-aspect window and attractive fireplace, providing a cosy setting in which to relax.

Upstairs, the generous principal bedroom enjoys a rear aspect overlooking the garden and benefits from integrated wardrobes with sliding doors. Bedroom two is a further double bedroom, also enjoying a rear aspect and integrated storage, while bedroom three is a well-proportioned single bedroom with additional integrated storage.

The family bathroom is fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.

Outside, the property benefits from ample off-road parking to the front, together with a partially paved garden featuring mature plants and established trees. To the rear, the garden is predominantly paved, with areas of stone chippings and mature trees providing a pleasant backdrop and an ideal setting for outdoor dining and entertaining.

A detached garage provides useful additional storage for garden furniture, tools and more, and benefits from both light and power.

Excellent transport links further enhance the location, with convenient bus and rail services alongside easy access to the nearby motorway network. Whether commuting locally or travelling further afield, Carnforth provides a well-connected base while retaining the charm and convenience of a popular market town.



Sitting Room



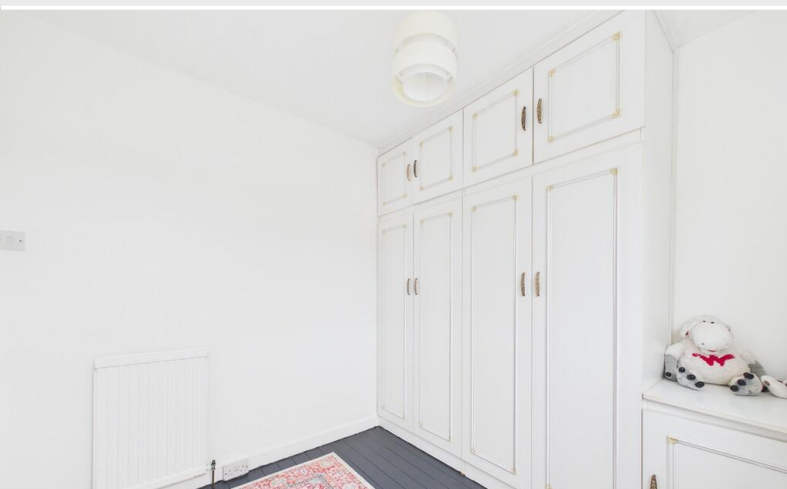
Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions

Vestibule 3' 10" x 2' 8" (1.17m x 0.81m)

Entrance Hall 9' 9" x 8' 2" (2.97m x 2.49m)

Kitchen/Diner 15' 9" x 11' 9" (4.8m x 3.58m)

Sitting Room 18' 9" x 7' 7" (5.72m x 2.31m)

Living Room 11' 1" x 20' 5" (3.38m x 6.22m)

Utility Room 5' 5" x 6' 3" (1.65m x 1.91m)

First Floor

Bedroom One 11' x 10' 2" (3.35m x 3.1m)

Bedroom Two 9' 8" x 11' 2" (2.95m x 3.4m)

Bedroom Three 8' 9" x 8' 3" (2.67m x 2.51m)

Bathroom 8' 11" x 5' 3" (2.72m x 1.6m)

Garage 11' 8" x 26' 2" (3.56m x 7.98m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band A - 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 office in Carnforth, turn right and proceed north on Market Street. At the traffic lights, proceed straight ahead onto Kellet Road. Continue straight on and take the second right onto Highfield Road. Proceed along Highfield, turning right at Dunkirk Avenue, directly across from the shops. Take the first left and follow the road round the bend where number 20 is located on your right.

What3Words ///unites.ambushed.fidgeted

Viewings Strictly by appointment with Hackney & Leigh.

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).



Garage



Garden



Garden



Garden

Request a Viewing Online or Call 01524 737727

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

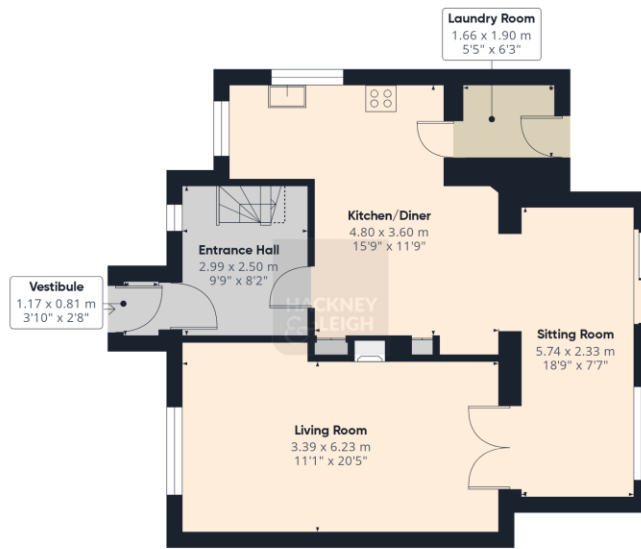


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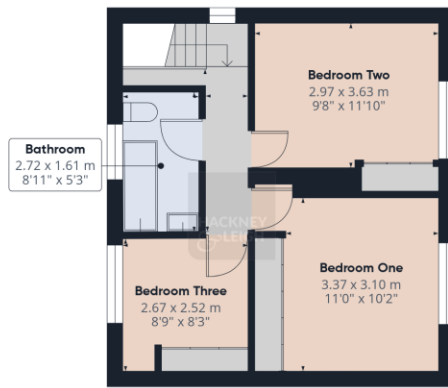


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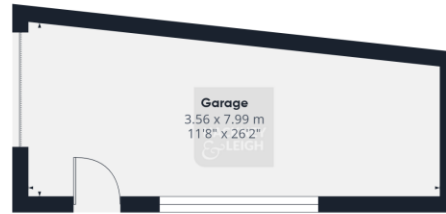
Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

129.2 m²
1389 ft²

Reduced headroom

0.9 m²
10 ft²

(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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