



Carnforth

£160,000

22 Hill Street, Carnforth, Lancashire, LA5 9DY

This charming traditional mid-terraced home enjoys a prime position in the heart of the popular market town of Carnforth. Generously proportioned and deceptively spacious throughout, offering effortless access to a wide range of local shops, excellent transport connections, and highly regarded schools - all just a short stroll away.

Quick Overview

Traditional Mid Terraced House

Two Reception Rooms

Two Double Bedrooms with Additional Dressing Room

On Street Parking

Perfect First Time Buy

Walking Distance to Local Amenities

Situated in the Heart of Carnforth Town

Rear Garden

No Chain Delay

Ultrafast Broadband Available*



2



1



2



E



Ultrafast
Broadband



On Street Parking

Property Reference: C2564



Living Room



Living Room



Dining Room



Kitchen

Carnforth is a traditional market town in north Lancashire, surrounded by countryside and located close to the coast and the Lake District National Park. The town is known for its strong sense of community and historical significance. It offers a good range of local amenities, including shops, supermarkets, doctors, pubs, and both primary and secondary schools.

As you enter the property, you'll immediately appreciate the generous proportions of each room. While there is scope to introduce modern updates, this spacious home offers fantastic potential.

The welcoming living room features a traditional fireplace as its focal point, a front outlook, and ample space to arrange your furnishings. A discreetly partitioned guest WC adds convenience to this area.

Flowing seamlessly from the living room, the well-appointed kitchen provides an array of base and wall units, an integrated oven and hob, plumbing for a washing machine, and space for an undercounter fridge and freezer. A door leads down to the cellar, offering excellent storage solutions or a perfect space for a home office or hobby room, being equipped with power and light.

From the kitchen, an archway opens into a versatile dining room or additional reception space, ideal for entertaining or adapting to your lifestyle needs, with views over the rear garden and direct access outside.

Upstairs, both bedrooms are spacious doubles. Bedroom one benefits from a separate dressing area complete with sliding wardrobes, while the second bedroom also offers built-in storage. Completing the first floor is a walk-in wet room with a three-piece suite comprising a WC, pedestal basin, shower, and complementary tiling.

To the rear, the garden offers steps descending to a gravelled area framed by mature shrubs and colourful flowers, complemented by a pond area. A pathway leads to the back of the garden, where you will find an outbuilding and access to a ginnel behind the property, allowing convenient passage for bins.



Kitchen



Bedroom One



Bedroom One



Dressing Room



Bedroom Two



Bedroom Two

Accommodation with approximate dimensions

Living Room 11' 4" x 10' 6" (3.45m x 3.2m)

Kitchen 13' 7" x 8' 8" (4.14m x 2.64m)

Dining Room 10' 10" x 8' 11" (3.3m x 2.72m)

Bedroom One 8' 5" x 7' 8" (2.57m x 2.34m)

Dressing Room 10' 10" x 7' 8" (3.3m x 2.34m)

Bedroom Two 13' 6" x 11' 2" (4.11m x 3.4m)

Shower Room

Cellar Room 13' 5" x 10' 11" (4.09m x 3.33m)

Cellar Room 13' 5" x 8' 2" (4.09m x 2.49m)

Property Information

Tenure Freehold

Council Tax Band A - Lancaster City Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

Energy Performance Certificate Energy Rating E. 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 on the right hand side.

What3Words ///manicured.supper.adapt

Viewings Strictly by appointment with Hackney & Leigh Carnforth 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).



Shower Room



Rear Outlook



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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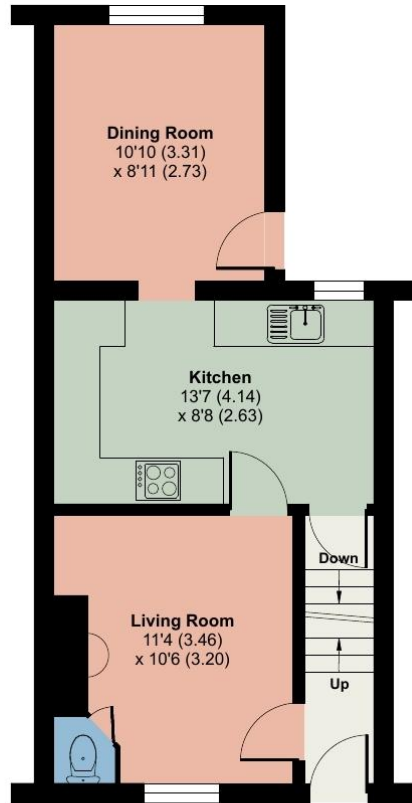
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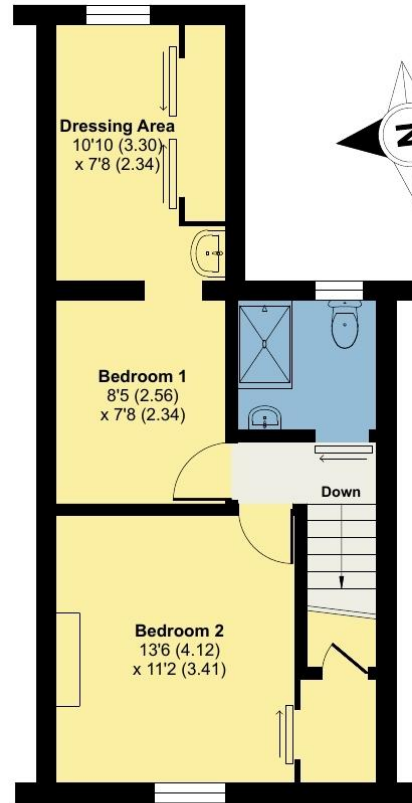
22 Hill Street, Carnforth, LA5

Approximate Area = 1023 sq ft / 95 sq m

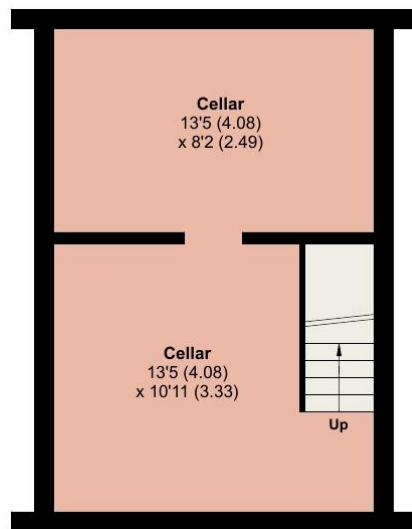
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1320138

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