



Carnforth

£295,000

17 North Road, Carnforth, Lancashire , LA5 9LQ

A spacious and versatile three-bedroom detached bungalow, ideally positioned in the popular market town of Carnforth, offering well-planned open-plan living, a generous loft room and attractive outdoor space.

Suited to a wide range of buyers, this versatile home offers excellent flexibility for families, those seeking lateral living or anyone looking to downsize without compromising on space. Ideally located just a short distance from well-regarded schools, the canal and a host of local amenities, the property combines convenience with a relaxed lifestyle.

Quick Overview

Detached Bungalow
Two Double Bedrooms & Further Loft Room
Generous Living Areas
Move-In Ready Condition
Private Enclosed Rear Garden
Well Regarded Schools Nearby
Close to Local Amenities
Excellent Transport Links
Off Road Parking
Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2719



Entrance Hall



Bedroom One



Bedroom Two



Office/Bedroom Three

Carnforth town centre is within easy reach, offering a variety of independent shops, supermarkets, cafés, pubs and restaurants. The property is also ideally placed for enjoying the area's picturesque canal walks and local parks, while excellent transport links include Carnforth railway station and the M6 motorway, providing convenient connections for commuters and access to the wider Lancashire and Lake District countryside. North Road itself is also home to some of Carnforth's oldest properties, adding to the character of the location.

Stepping through the front door, the porch provides a useful space for coats and shoes, particularly after enjoying one of the many walks available nearby. This leads into a spacious and welcoming entrance hall, with three bedrooms positioned to the left.

The principal bedroom and second bedroom are both generous doubles, with bedroom two currently utilised as an additional sitting room, highlighting the flexibility of the accommodation. To the rear, bedroom three provides an ideal nursery, home office or dressing room.

The heart of the home is the impressive open-plan living space, creating a bright and airy environment perfectly suited to both everyday family life and entertaining.

The kitchen is well appointed with a range of wall and base units, induction hob with extractor, dishwasher and stainless steel sink with drainer. A breakfast bar provides a useful additional seating area, while the adjoining utility room offers space for a washing machine, tumble dryer and freestanding fridge/freezer.

The spacious living area features a log-burning fire, creating a warm and inviting focal point and an ideal setting for cosy evenings, movie nights or relaxing with family and friends. The space flows naturally into the dining area, which comfortably accommodates a family dining table. French doors open directly onto the front patio, creating a lovely connection between the indoor and outdoor spaces.

The bathroom is fitted with a contemporary four-piece suite comprising a bath, walk-in shower, WC and vanity unit.

Completing the accommodation is a generous loft room, offering a versatile additional space that could be adapted to suit a variety of needs, subject to any necessary consents.

Externally, the property continues to impress. To the front, a private patio area sits directly outside the dining room, with French doors creating a seamless connection between the house and garden. A driveway provides off-road parking, while gated access to both sides of the property adds further practicality. The rear garden is designed with ease of maintenance in mind, featuring a gravelled area, paved seating space and outdoor tap.



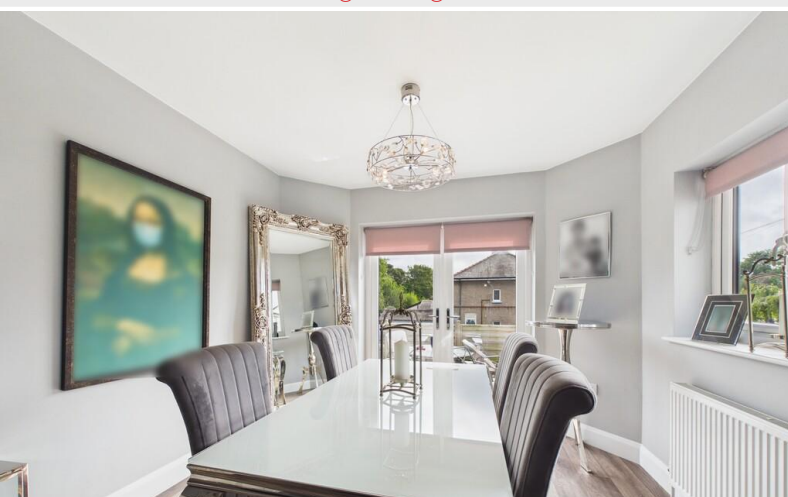
Kitchen



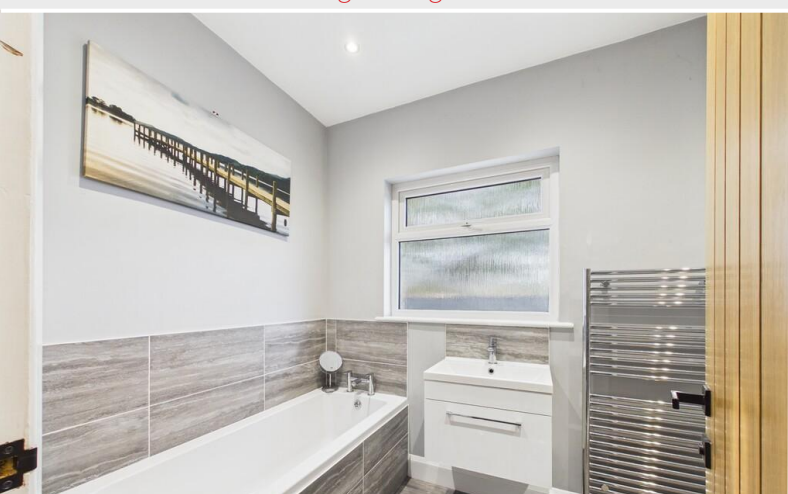
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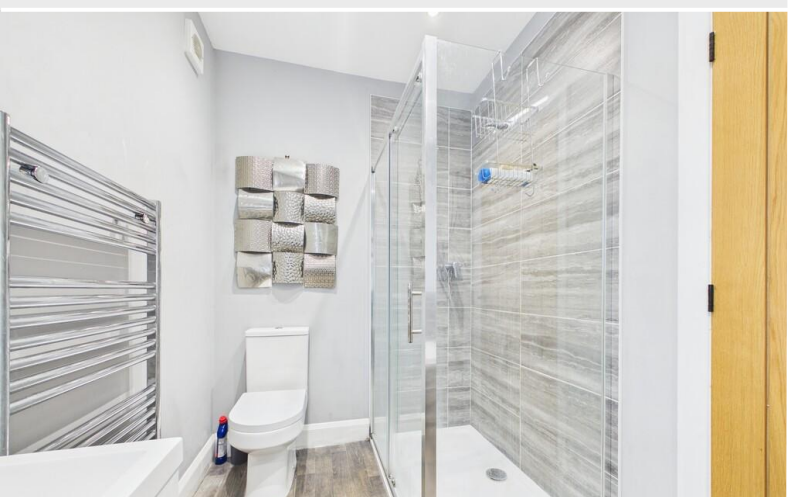
Living/Dining Area



Living/Dining Area



Bathroom



Bathroom

Accommodation with approximate dimensions

Bedroom One 12' x 11' (3.66m x 3.35m)

Bedroom Two 11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Three 5' 1" x 7' 11" (1.55m x 2.41m)

Bathroom 10' 7" x 6' (3.23m x 1.83m)

Kitchen 12' x 9' (3.66m x 2.74m)

Utility Room 6' 5" x 6' 6" (1.96m x 1.98m)

Living/Dining Room 12' 2" x 25' (3.71m x 7.62m)

Loft Room 19' 3" x 17' 5" (5.87m x 5.31m)

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. At the traffic lights, continue straight ahead, taking the first turning right onto North Road. Number 17 is located toward the end of the road on the right hand side and can be located by our 'For Sale' sign.

What3Words ///sage.harmonica.hungry

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).



Loft Room



Loft Room



Rear Yard



Rear Yard

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
Call **01524 737727** or request online.



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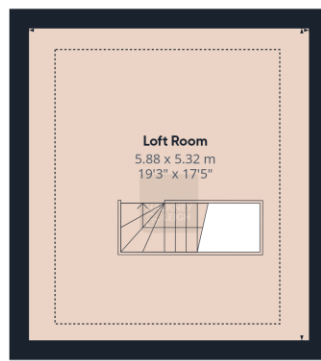


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Floor 0



Floor 1



Approximate total area⁽¹⁾

127.6 m²
1374 ft²

Reduced headroom

10.3 m²
111 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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