



Carnforth

£250,000

Lyndale, Haws Hill, Carnforth, Lancashire, LA5 9DG

Welcome to Lyndale, a well-proportioned three-bedroom semi-detached home offering spacious accommodation, a good-sized rear garden and a convenient location with a range of amenities right on the doorstep. Situated within the popular market town of Carnforth, the property is well suited to a variety of buyers and offers excellent scope for updating and personalising to create a home of your own. With its generous living space, garden and convenient setting, Lyndale is a property not to be missed.

Quick Overview

- Three Bed Semi-Detached Home
- Two Reception Rooms
- Perfect First Time Buy
- Spacious Rear Garden
- Off Street Parking
- Well Regarded Schools Nearby
- Close To Local Amenities
- Excellent Transport Links
- No Chain Delay
- Ultrafast Broadband Available*



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1



2



TBC



Ultrafast
Broadband



Driveway
Parking

Property Reference: C2707



Living Room



Kitchen Diner



Kitchen Diner



Bedroom One

Carnforth is a traditional market town ideally located close to the Lancashire and Cumbria border, providing excellent access to the breathtaking Lake District National Park. Popular with families and commuters, the town offers a comprehensive range of everyday amenities, including doctors' surgeries, pharmacies, supermarkets, independent shops, and well-regarded schools.

The area also benefits from excellent transport links, with convenient bus, rail, and motorway connections providing easy access to surrounding towns and cities. For those who enjoy the outdoors, the picturesque Lancaster Canal is just a short stroll from the property, offering a tranquil setting for scenic walks and leisure activities.

Combining convenience, connectivity, and access to beautiful countryside, this property enjoys an enviable and highly desirable central location.

Step into the welcoming hallway and into the front reception room, where a lovely bay window floods the space with natural light. A feature fireplace creates a warm focal point, with plenty of room for soft furnishings. The dining room continues the inviting feel, with a second feature fireplace and ample space for a dining table and chairs. An understairs cupboard provides useful storage, while patio doors open directly onto the impressive rear garden, creating a wonderful connection between the home and outside space. The dining area flows naturally into the kitchen, which is fitted with a breakfast bar and a range of wall and base units, together with ample space for freestanding appliances.

Upstairs, bedroom one is a comfortable double featuring a lovely bay window and extensive wall-to-wall built-in wardrobes, providing excellent storage. Bedroom two, positioned to the rear of the property, is also double in size with space for additional furniture and enjoys a pleasant outlook over the rear garden. Bedroom three is a well-proportioned single room to the front of the home and would also make an excellent home office space. The family bathroom is tiled floor to ceiling and comprises a pedestal wash basin, WC and bath with shower over.

Outside, the property benefits from a driveway and planted frontage, with established shrubs and plants creating an attractive approach. To the rear is a particularly impressive, long garden, predominantly laid to lawn and beautifully complemented by mature plants, shrubs and trees. Offering a wonderful sense of space and privacy, the garden is a true highlight of the property and an ideal haven for keen gardeners and those who enjoy outdoor living. A feature pond adds further charm, while a greenhouse and shed provide practical additions for gardening enthusiasts and storage.

Accommodation with approximate dimensions

Living Room 11' 0" x 11' 4" (3.35m x 3.45m)
Dining Room 10' 11" x 13' 8" (3.33m x 4.17m)
Kitchen 7' 17" x 4' 0" (2.57m x 1.22m)
Bedroom One 8' 7" x 13' 0" (2.62m x 3.96m)
Bedroom Two 10' 2" x 11' 9" (3.1m x 3.58m)
Bedroom Three 7' 1" x 6' 10" (2.16m x 2.08m)
Bathroom 7' 0" x 8' 3" (2.13m x 2.51m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band C.

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 and Leigh Carnforth Office proceed up market street to the traffic lights at the crossroads and turn right onto the A6 heading towards Tesco. Take the right turning onto Haws Hill and the property is located on the left hand side.

What3Words ///jungle.worldwide.boat

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).



Bedroom Two



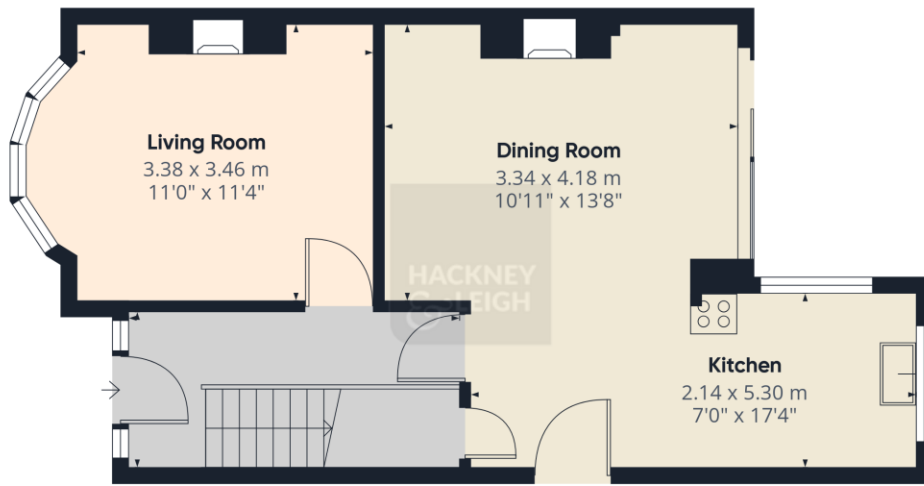
Bedroom Three



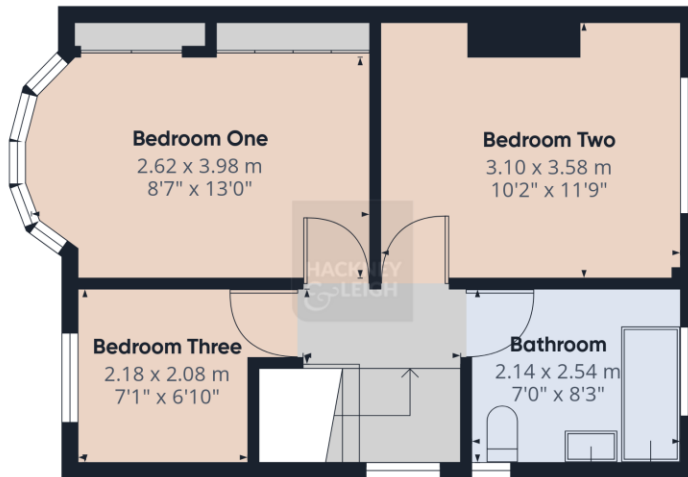
Garden



Garden



Floor 0



Floor 1



Approximate total area^m
80.4 m²
867 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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