



Carnforth

£160,000

1 Alexandra Road, Carnforth, Lancashire, LA5 9DT

A well presented three-bedroom end-terrace home, ideally positioned in the heart of Carnforth. Offering two double bedrooms, flexible living accommodation and a private courtyard garden, this charming property is perfectly placed within easy reach of the canal, local shops, cafés, pubs and everyday amenities. An excellent opportunity for first-time buyers, downsizers or anyone seeking a well-connected home in a popular location.

Quick Overview

End Terraced House
Two Double Bedrooms & Further Single
Two Reception Rooms
Move-In Ready Condition
Ideal for First-time Buyers
No Chain Delay
Walking Distance to Shops, Pubs & Other
Amenities
A Stones Throw Away From The Canal
Excellent Transport Links
Ultrafast Broadband Available*



3



1



2



TBC



Ultrafast
Broadband



On Street
Parking

Property Reference: C2693



Living Room



Dining Room



Kitchen



Kitchen

Step inside via the welcoming entrance hall, which leads into the bright and inviting living room. Featuring a charming bay window overlooking the front aspect, this comfortable space is perfect for relaxing at the end of the day. To the rear, the spacious dining room provides a versatile second reception room, ideal for entertaining, family meals or an additional sitting room. Complete with an electric fireplace, built-in storage and views over the rear garden, it offers both character and practicality.

The shaker-style kitchen is fitted with a range of wall and base units complemented by butcher's block-style worktops and a sink with drainer. There is space for a freestanding cooker, washing machine and fridge/freezer, while a large rear window fills the room with natural light. A door provides direct access to the garden, and a useful understairs cupboard offers excellent additional storage.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a spacious double overlooking the front aspect, while the second bedroom is another comfortable double with views to the rear. The third bedroom is a single room, ideal as a home office or dressing room. The boarded loft provides valuable additional storage and offers potential for conversion into further accommodation, subject to the necessary consents. The contemporary bathroom is fitted with a stylish three-piece suite comprising a walk-in shower enclosure with dual shower heads, a vanity wash hand basin and WC.

Outside, the enclosed rear courtyard garden creates a private, low-maintenance outdoor space, ideal for al fresco dining, container gardening or simply enjoying the warmer months.

Situated in a convenient central location, Alexandra Road is just a short stroll from Carnforth's wide range of amenities, including independent shops, supermarkets, cafés, pubs and restaurants. The property also enjoys easy access to picturesque canal walks, local parks and excellent transport links, with Carnforth railway station and the M6 motorway nearby, making it an ideal base for commuters and those looking to explore the surrounding Lancashire and Lake District countryside.

Accommodation (with approximate dimensions)

Living Room 14' 4" x 10' 11" (4.37m x 3.33m)

Dining Room 13' 1" x 11' (3.99m x 3.35m)

Kitchen 11' 9" x 8' 3" (3.58m x 2.51m)

Bedroom One 12' 1" x 13' 8" (3.68m x 4.17m)

Bedroom Two 13' 3" x 7' 10" (4.04m x 2.39m)

Bedroom Three/Office 5' 2" x 8' 6" (1.57m x 2.59m)

Bathroom 6' 7" x 5' 4" (2.01m x 1.63m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band B - 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, proceed up Market Street, at the traffic lights turn right onto Lancaster Road, proceed until you reach the second set of traffic lights, at this set turn left. Number 1 will be on your right.

What3Words ///outwit.cost.shepherds

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).



Bedroom One



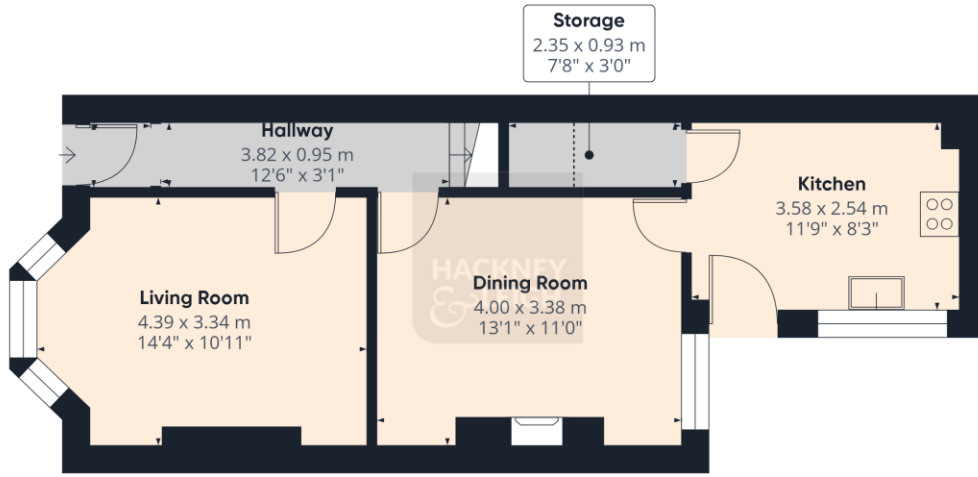
Bedroom Two



Bathroom



Garden



Floor 0

Approximate total area⁽¹⁾

83.4 m²

897 ft²

Reduced headroom

0.8 m²

8 ft²

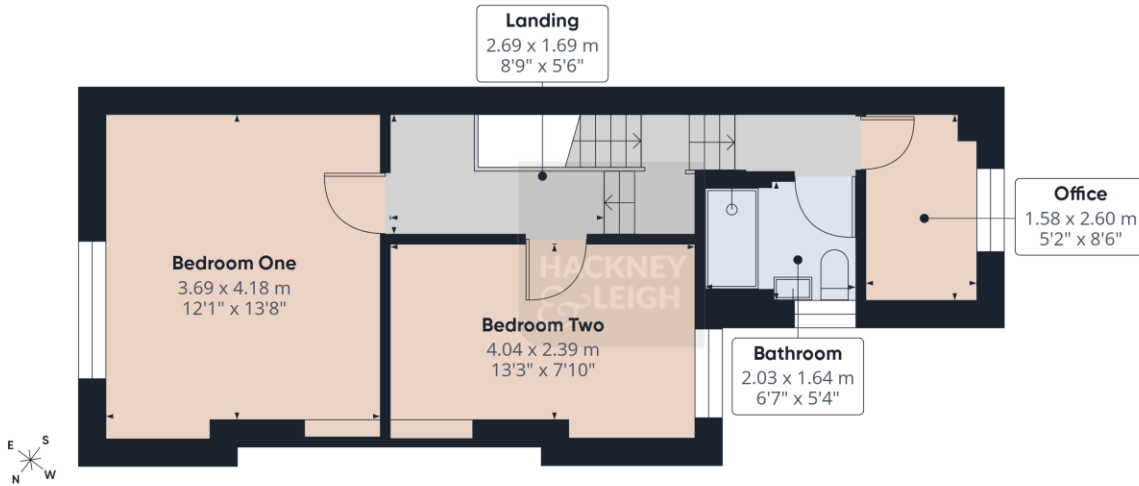
(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 1



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