



Carnforth

£190,000

31 Highfield Road, Carnforth, Lancashire, LA5 9BE

A well-presented four-bedroom end-terrace home, ideally situated in the heart of Carnforth.

Perfect for first-time buyers, growing families or those looking to downsize, the property offers spacious and versatile accommodation within easy reach of local schools, shops and excellent transport links.

Quick Overview

Well Presented End Terraced House
Two Double Bedrooms & Two Singles
Well Appointed Living Areas
Move-In Ready Condition
Ideal for First-time Buyers
Sought After Location
Well Regarded Schools Nearby
Close to Local Amenities
Excellent Transport Links
Ultrafast Broadband Available*



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E



Ultrafast
Broadband



On Street
Parking

Property Reference: C2670



Living Room



Living Room



Kitchen



Utility

Carnforth is a thriving market town situated on the edge of the Lake District and within easy reach of both Lancaster and the Yorkshire Dales. Well known for its historic railway heritage, including the famous station featured in Brief Encounter, the town offers a wide range of amenities including independent shops, supermarkets, cafes, schools and leisure facilities. Excellent road and rail connections, including access to the M6 and Carnforth railway station, make it an ideal location for commuters while still enjoying the benefits of nearby countryside and coastal walks.

The property is entered via a vestibule, leading through to a welcoming living room positioned to the front elevation. Featuring integrated shelving and a charming wood-burning stove, this cosy yet stylish space is perfect for relaxing evenings. To the rear, the spacious kitchen diner forms the heart of the home and is fitted with a range of wall and base units complemented by work surfaces and a stainless steel sink with drainer. There is space for a freestanding cooker, fridge/freezer and family dining table, while views over the rear garden enhance the bright and airy feel. The kitchen flows seamlessly into a useful utility area, offering additional appliance space and direct access to the garden. A cellar, accessed from the kitchen, provides excellent additional storage.

To the first floor, the principal bedroom is a generous double room with front aspect window, while bedroom three is a well-proportioned single room, ideal as a nursery, dressing room or home office. The family bathroom is fitted with a bath and overhead shower, WC and vanity wash basin.

The second floor offers a further spacious double bedroom with Velux window, alongside an additional single bedroom, also benefitting from a Velux window, creating flexible accommodation for family, guests or workspace.

Externally, the property benefits from an enclosed rear garden bordered by traditional stone walls. Arranged across two levels, the upper tier provides a paved patio seating area, ideal for outdoor dining and entertaining, while the lower level features mature trees, established planting and raised borders, creating an attractive and tranquil outdoor space.



Kitchen



Bedroom One



Bedroom One



Bathroom



Bedroom Three/Office



Bedroom Four

Accommodation with approximate dimensions

Living Room 10' 1" x 12' 8" (3.07m x 3.86m)

Kitchen 10' 9" x 12' 4" (3.28m x 3.76m)

Utility 8' 2" x 5' 6" (2.49m x 1.68m)

Bedroom One 10' 1" x 12' 9" (3.07m x 3.89m)

Bedroom Three/Office 10' 11" x 5' 8" (3.33m x 1.73m)

Bathroom 6' 2" x 6' 9" (1.88m x 2.06m)

Bedroom Two 13' 1" x 12' 9" (3.99m x 3.89m)

Bedroom Four 8' 8" x 12' 6" (2.64m x 3.81m)

Cellar 10' x 12' 10" (3.05m x 3.91m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band A - Lancaster City Council.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From Hackney & Leigh Carnforth office, 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. The property is situated on the left hand side and can be located by our For Sale sign.

What3Words ///squirts.tucked.youths

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 £42.67 (incl. 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).



Bedroom Two



Garden



Garden



Garden

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.

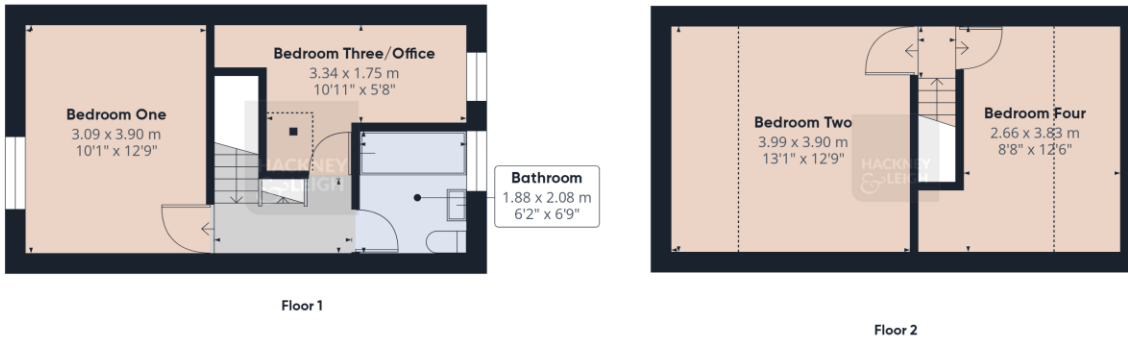
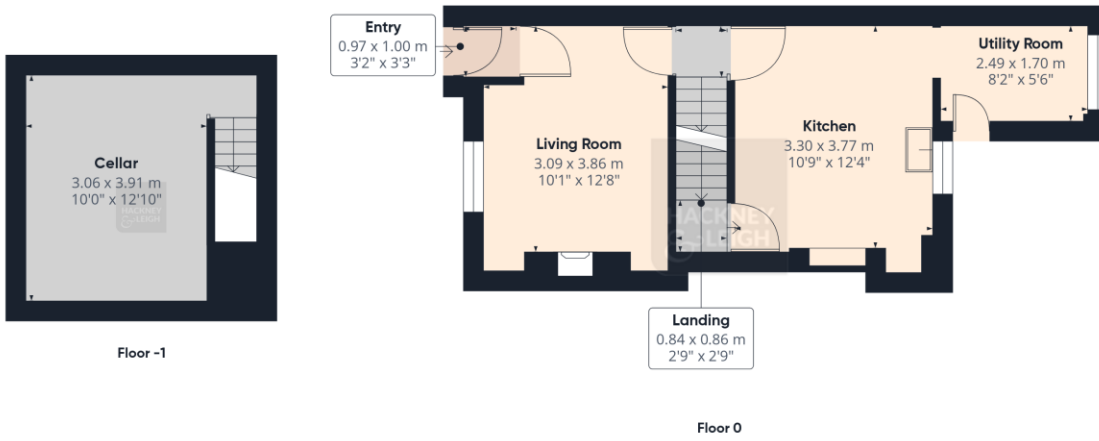


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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Approximate total area⁽¹⁾
 100.3 m²
 1079 ft²

Reduced headroom
 9 m²
 97 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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