



Carnforth

£160,000

13 Stanley Street, Carnforth, Lancashire, LA5 9DX

This charming traditional two-bedroom terraced home enjoys a prime position in the heart of the highly sought-after market town of Carnforth. Perfectly located within easy walking distance of a wide range of local amenities, including shops, cafés, schools, and transport links, the property offers both convenience and an excellent lifestyle making it an ideal choice for first-time buyers looking to step onto the property ladder, as well as investors seeking a well-maintained, low-maintenance addition to their portfolio.

Quick Overview

Traditional Mid Terraced Home
Two Bedrooms
Modern Kitchen
Cellar For Storage
Rear Garden And Driveway
No Chain Delay
Perfect First Time Buy
Well Regarded Schools Nearby
Local Amenities And Transport Links
Ultrafast Broadband Available*



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Ultrafast
Broadband*



Off Street
Parking

Property Reference: C2701



Living Room



Kitchen



Cellar Room



Bathroom

Ideally situated in the heart of the popular market town of Carnforth, this well-positioned property enjoys excellent access to a wide range of local amenities, transport links and highly regarded schools, all within easy walking distance.

Offering excellent potential and flexibility, the property is ideally suited to a variety of buyers, including first-time purchasers looking to take their first step onto the property ladder, families seeking a long-term home, or investors looking to expand their portfolio. With its convenient location and scope for further enhancement, this represents a fantastic opportunity to acquire a property in a highly desirable and well-connected part of Carnforth.

Carnforth is ideally located on the edge of Lancashire, close to the Cumbria border, and provides superb access to some of the region's most stunning countryside and attractions, including the Lake District National Park, Morecambe Bay and the Yorkshire Dales. The town is particularly popular with families and commuters, offering a welcoming community atmosphere alongside excellent everyday amenities and convenient transport connections.

Entering through the porch, you are welcomed into a comfortable living room featuring a character fireplace and useful built-in storage cupboards. The living room leads through to the kitchen, which is fitted with a range of wall and base units, an integrated electric oven and hob, along with space and plumbing for a washing machine. Located just off the kitchen, the bathroom comprises a three-piece white suite including a bath with shower over, wall-hung wash basin and WC with floor to ceiling complementing tiling. Steps lead down to the cellar, providing a versatile additional space currently suitable for storage, a workshop or hobby area.

To the first floor, there are two well-proportioned double bedrooms. The spacious front bedroom is a good size and benefits from a storage cupboard, while the rear bedroom is also a comfortable double and again includes a useful storage cupboard.

Externally, the rear garden is predominantly laid with stone chippings and features a decorative border and seating area, providing a low-maintenance outdoor space. A driveway provides valuable off road parking to the home.

Accommodation with approximate dimensions

Living Room 10' 2" x 12' 6" (3.1m x 3.81m)

Kitchen 7' 7" x 12' 6" (2.31m x 3.81m)

Bathroom 6' 3" x 5' 6" (1.91m x 1.68m)

Bedroom One 10' 1" x 12' 6" (3.07m x 3.81m)

Bedroom Two 7' 7" x 12' 6" (2.31m x 3.81m)

Cellar 10' 3" x 12' 10" (3.12m x 3.91m)

Property Information

Council Tax Lancaster City Council - Band A.

Tenure Freehold (Vacant possession upon completion).

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, turn right onto Lancaster Road and proceed along this road for a short while, before taking the left hand turning into Stanley Street. The property can be located on the left hand side.

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

What3words ///insurers.officials.pets

Anti-Money Laundering Regulations (AML) 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



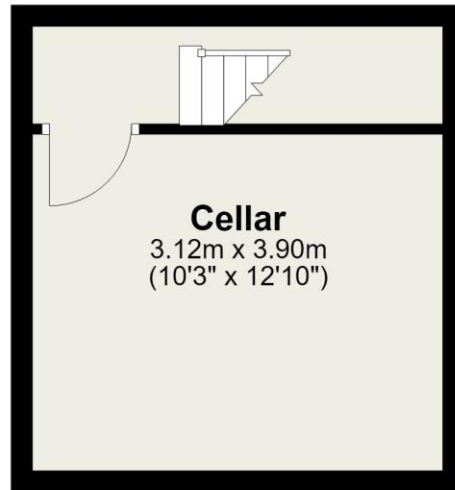
Rear Garden



Driveway

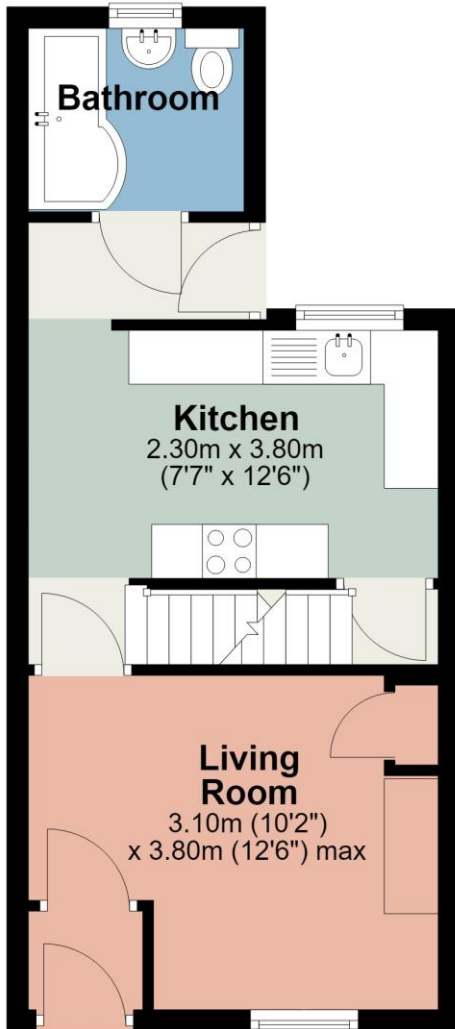
Ground Floor

Approx. 16.0 sq. metres (171.7 sq. feet)



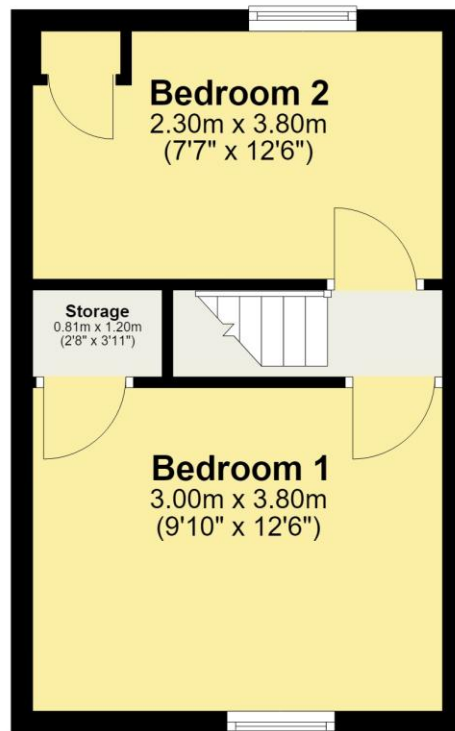
Ground Floor

Approx. 29.5 sq. metres (318.0 sq. feet)



First Floor

Approx. 24.0 sq. metres (257.9 sq. feet)



Total area: approx. 69.5 sq. metres (747.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

13 Stanley Street, Carnforth

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