



Carnforth

£180,000

3 Oliver Place, Carnforth, Lancashire, LA5 9LY

Located in the heart of the market town of Carnforth, and within easy reach of local amenities, schools, and excellent transport links, the home offers two well-proportioned bedrooms, reception room with conservatory and a low maintenance rear garden this home is perfect for downsizing, first time buyers or investors alike.

Quick Overview

- Two Bed Semi Detached Home
- Kitchen Diner With Appliances
- Conservatory With Elevated Views
- Low Maintenance Rear Garden
- Popular Residential Location
- Nearby Bus, Rail And Motorway Access
- Close To Market Town Amenities
- Ideal For First Time Buyers Or Investors
- Off Street Parking
- Ultrafast Broadband



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Ultrafast
Broadband



Off Street
Barking

Property Reference: C2655



Kitchen Diner



Living Room



Bedroom One

Located in the north of Lancashire, surrounded by stunning countryside and just a short distance from the coast and the Lake District National Park, Carnforth is known not only for its friendly community but also its rich history, the town has ample local amenities, including shops, supermarkets, doctors, and pubs, along with secondary and primary schools.

The town has excellent transport links within easy reach with access to the M6 motorway and a mainline railway station connecting to major cities North and South. With its beautiful surroundings and friendly atmosphere, Carnforth is the perfect place to call home.

Step into Oliver Place and into the welcoming kitchen diner, thoughtfully fitted with a range of wall and base units complemented by coordinating worktops and tiling. The space benefits from an electric oven and gas hob, with room for freestanding appliances; a dishwasher and fridge are currently in situ and will be included in the sale.

The living room is light and airy, creating a comfortable space to relax, and flows seamlessly into the conservatory, which enjoys far-reaching views towards Warton Crag. Just off the conservatory is a useful utility area offers additional space for appliances and provides useful storage.

Upstairs, the bathroom is fitted with a modern three-piece white suite comprising a shower cubicle, WC, and wash hand basin set within a vanity unit, finished with floor to ceiling aqua panels for a sleek, contemporary look.

Bedroom One, positioned to the rear, benefits from ample built-in storage, helping to maintain a clutter free environment, and also enjoys far reaching views. Bedroom Two is located at the front of the property and is a well-proportioned double room with plenty of space for freestanding furniture.

Externally, the property offers a small patio frontage to the front. To the side, there is a driveway with carport providing off-road parking. The rear garden is designed for low maintenance, featuring a patio area, decorative slate chippings, and mature shrubs, along with the added benefit of useful under croft storage.

Accommodation with approximate dimensions

Kitchen 13' 4" x 11' 0" (4.06m x 3.35m)

Living Room 13' 5" x 11' 11" (4.09m x 3.63m)

Conservatory 10' 7" x 7' 6" (3.23m x 2.29m)

Utility Room 11' 9" x 4' 10" (3.58m x 1.47m)

Bedroom One 11' 11" x 8' 11" (3.63m x 2.72m)

Bedroom Two 13' 5" x 8' 1" (4.09m x 2.46m)

Bathroom 8' 1" x 4' 10" (2.46m x 1.47m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band B.

Services Mains gas, water and electricity.

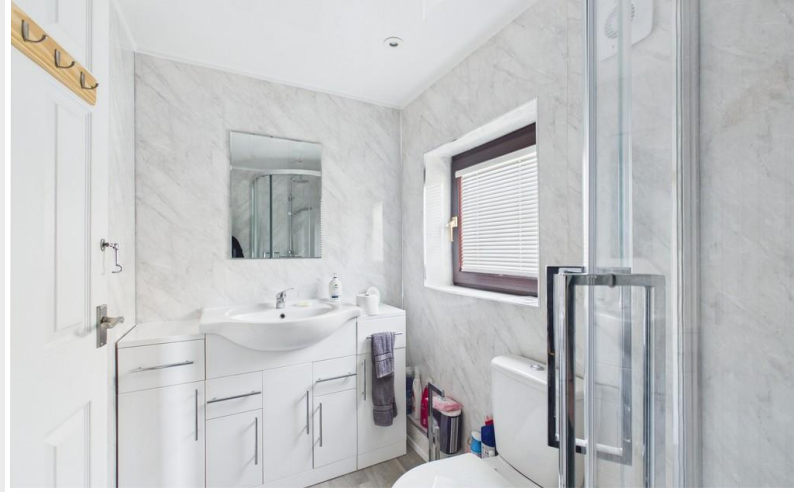
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions Form the Hackney & Leigh Carnforth Office head up Market Street towards the traffic lights and turn left take the next turning on the right on to Hawk street, Oliver Place is the left hand turning after the church.

What3Words ///operation.songbird.dunk

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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 (inc. 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).



Bathroom



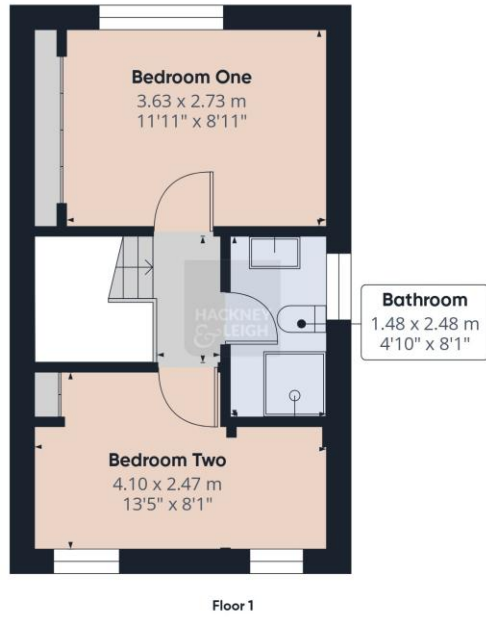
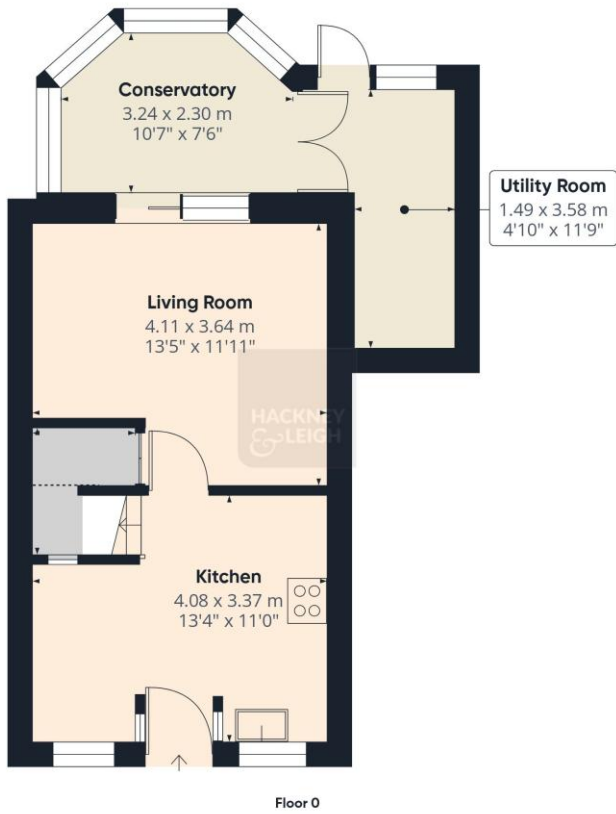
Bedroom Two



Rear Garden



Views From The Rear



Approximate total area⁽¹⁾

66.6 m²
717 ft²

Reduced headroom

0.7 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.

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