



## Carnforth

£160,000

13 Oxford Street, Carnforth, Lancashire , LA5 9LG

13 Oxford Street, Carnforth is a well-presented mid-terraced home, ideally located in the popular and well-connected town of Carnforth. Offering generous living space and two double bedrooms, this modern property is perfect for first-time buyers or investors looking for a home that is ready to move straight into.

### Quick Overview

Well-Presented Mid-Terraced Home  
Newly Modernised Throughout  
Generous Living Spaces  
Two Double Bedrooms  
Ready To Move Into  
Low-Maintenance Rear Garden  
Ideal For First Time Buyers  
Great Transport Links  
Close To Local Amenities  
Ultrafast Broadband



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2



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Ultrafast  
Broadband



On Road Parking  
Available

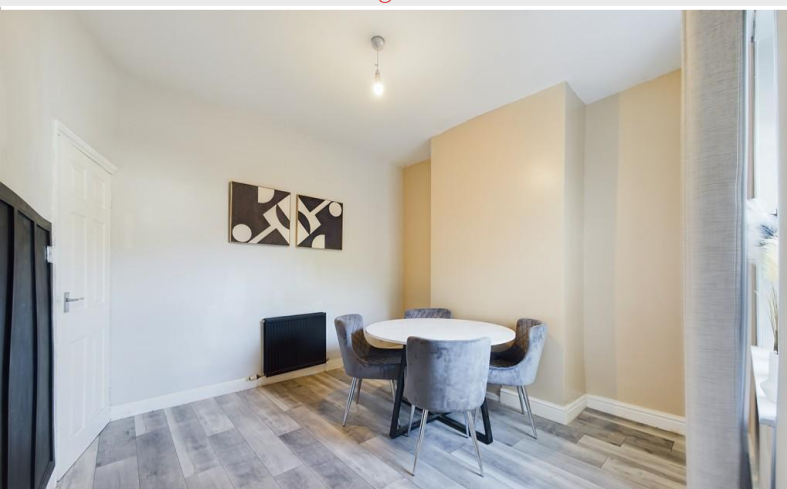
Property Reference: C2586



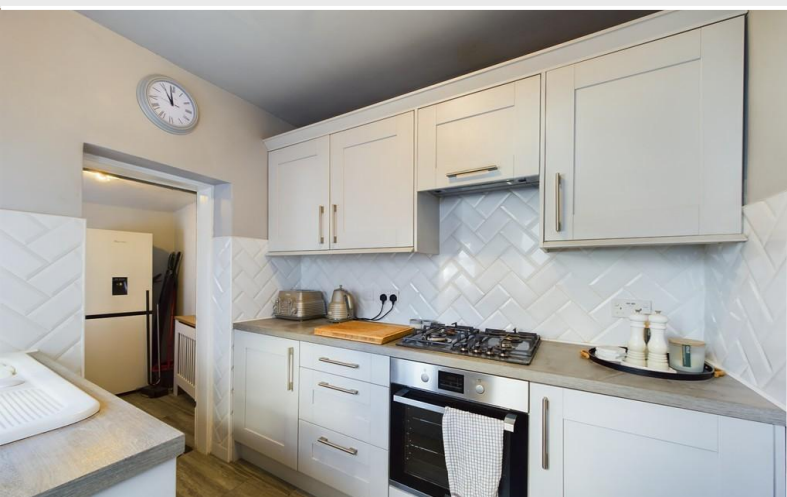
Entrance Hall



Living Room



Dining Room



Kitchen

Carnforth is a vibrant market town situated just north of Lancaster, on the edge of the Lake District and the Arnsdale & Silverdale Area of Outstanding Natural Beauty. With a welcoming community, excellent local amenities, reputable schools, and superb transport links, including a mainline railway station and close proximity to the M6-Carnforth is a highly desirable place to live for both families and commuters.

Upon entering the property, you're welcomed by a bright entrance hall that leads into a cosy living room at the front of the house. This space features a large front-aspect window and an electric fireplace, creating a warm and inviting atmosphere. Flowing through to the rear, the property opens into a spacious dining area with ample room for a family dining table and additional storage.

The kitchen, located just beyond the dining room, is modern and neutrally styled with a range of wall and base units, complementary worktops, tiled splashbacks, and integrated appliances including an oven and four-ring gas hob. A 1.5 bowl sink with drainer completes the space. Adjacent to the kitchen is a useful utility area, fitted with a breakfast bar-style worktop and housing the boiler.

Upstairs, the first floor offers two good-sized double bedrooms and a well-appointed family bathroom. The bathroom is fitted with a panelled bath and overhead shower, vanity unit with sink, WC, and partly tiled walls and flooring for a clean and contemporary finish. Bedroom Two overlooks the rear of the property, while Bedroom One is positioned at the front and enjoys plenty of natural light.

Externally, the property benefits from a low-maintenance rear garden/yard with artificial grass, offering a private and easy-to-care-for outdoor space.

Don't miss this opportunity to purchase a ready to move into, modern home.

## Accommodation with approximate dimensions

**Living Room** 11' 3" x 10' 7" (3.43m x 3.23m)

**Dining Room** 11' 3" x 11' 3" (3.43m x 3.43m)

**Kitchen** 8' 0" x 6' 9" (2.44m x 2.06m)

**Utility** 9' 0" x 6' 1" (2.74m x 1.85m)

**Bathroom** 8' 1" x 6' 10" (2.46m x 2.08m)

**Bedroom Two** 11' 2" x 9' 0" (3.4m x 2.74m)

**Bedroom One** 11' 1" x 14' 2" (3.38m x 4.32m)

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Band B - Lancaster City Council.

**Services** Mains Gas, Electric, Water & Sewage

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

**Directions** Start on Market Street heading north. At the traffic lights, turn right onto the A6 (towards Morecambe). continue on the A6 for about 0.2 miles, turn left onto Oxford Street. Drive up Oxford Street, and 13 Oxford Street will be on your left.

**What3Words** ///informer.torn.outdoors

**Viewings** Strictly by appointment with Hackney & Leigh.

**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 £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



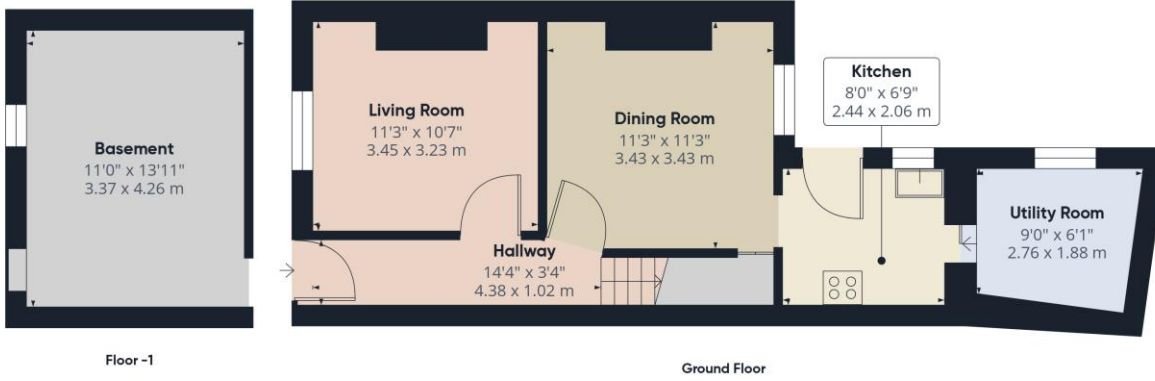
Bedroom Two



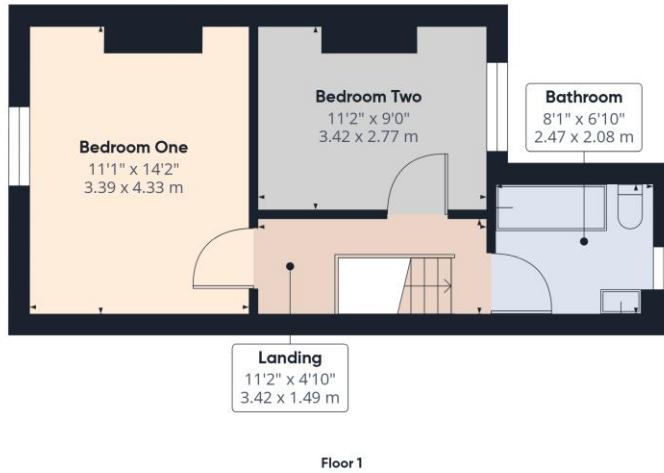
Bedroom One



Garden



Approximate total area<sup>(1)</sup>  
 927 ft<sup>2</sup>  
 86.1 m<sup>2</sup>



(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.

GIRAFFE360

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 29/09/2025.

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