

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Carnforth

£129,950

Wrens Nest, 15 William Street, Carnforth, Lancashire, LA5 9HE

A fantastic example of a Mid-Victorian period cottage, located a stones throw away from Carnforth. Perfect for M6, Town and AONB countryside, this popular area is perfect for homeowners and investors alike. Briefly comprising a living room, kitchen, upstairs to two bedrooms and a bathroom. No onward chain.

Quick Overview

Charming Two Bedroom Cottage
One Reception Room and One Bathroom
Easy Maintenance Gardens
Good Transport Links
No Chain
Convenient Location
Ideal Buy-To-Let or for First Time Buyers
Boasting Character and Original Features
Easy Access to the M6 Motorway
Superfast 73Mb Broadband*



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Superfast
Broadband



On Road
Parking

Property Reference: C2218



Living Room



Fireplace



Kitchen



Rear Garden

Property Overview As you enter the property you will find an attractive living room with exposed quoins and an angle fireplace fitted with a multifuel burner sat on a stone hearth with a exposed brick inset and stone surround.

To the back of the living room you will find the kitchen, fitted with a range of wall and base units with complimentary worksurfaces and an inset stainless steel sink and drainer. Fitted appliances include Whirlpool oven with four ring Moffat electric hob above and plumbing for a washing machine. Useful understairs storage cupboard, space for a fridge freezer and access to the rear garden.

Access to the first floor from the living room via a stripped wooden staircase where you will find two good sized bedrooms with the main bedroom having access to the loft. There is also the family bathroom to the first floor comprising; panelled p-shaped bath with shower over, pedestal hand wash basin and W/C. To the landing there is a useful storage cupboard with shelving, housing the hot water cylinder.

Outside To the rear of the property you will find the perfect place to sit out and enjoy the sun from dawn to dusk, with a part gravelled and part patio west facing garden with space for outside table and chairs and an area with outside storage.

Location From the Hackney & Leigh Carnforth Office head towards Millhead on Warton Road. After passing under a railway bridge take the second right into Rupert Street, and then the second right again into William Street. The property is situated on the left hand side and can be located by our For Sale sign.

Located at the northeast end of Morecambe Bay, Carnforth offers much to its residents such as the Leighton Hall, Carnforth Bookshop with over 100,000 second-hand antiquarian books, carnforth railway station and Nether Kellets Farmers Market is a must see attraction, held on the second Sunday of every month at the Village Hall. Other amenities such as Tesco supermarket, Aldi and Booths are within a mile of the property.

What3Words [///rentals.beauty.canal](https://www.what3words.com/rentals.beauty.canal)

Accommodation (with approximate dimensions)

Living Room 12' 1" x 12' 0" (3.68m x 3.66m)
Kitchen 11' 11" x 7' 11" (3.63m x 2.41m)
Bedroom One 11' 10" x 9' 1" (3.61m x 2.77m)
Bedroom Two 11' 10" x 7' 6" (3.61m x 2.29m)

Property Information

Services Mains electricity, mains water and mains drainage.

Council Tax Lancaster City Council - Band A.

Tenure Freehold.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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



Staircase



Bedroom One



Bedroom Two

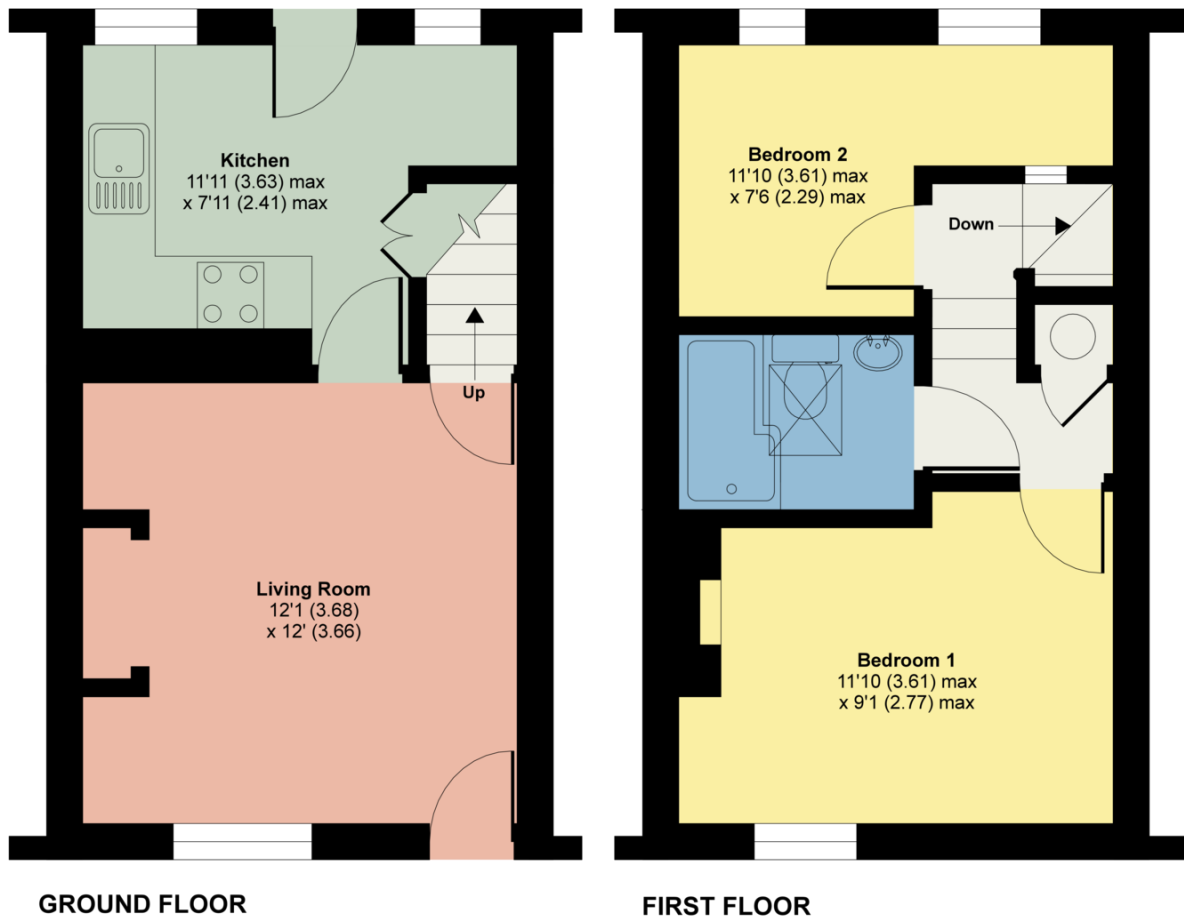


Bathroom

William Street, Carnforth, LA5

Approximate Area = 540 sq ft / 50.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 883248

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