

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Carnforth

£150,000

7 The Parade, Carnforth, Lancashire, LA5 9JF

A spacious two bedroom mid-terrace property benefitting from an easy to maintain rear garden with garage. This will appeal to a range of purchasers including first time buyers, retirees or investors.

The property is located in the popular Crag Bank area of Carnforth with amenities, countryside walks and transportation links in close proximity. Available with no onward chain, this property isn't one to miss!

Quick Overview

Two Bedroom Mid Terrace House
One Reception Room and One Bathroom
Utility Room and Garage
Low Maintenance Garden
No Chain
Convenient Location
Easy Access to M6 Motorway
Local Amenities Close By
Local Transport Links
Ultrafast 1000Mb Broadband*



2



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2



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Ultrafast
Broadband



Detached
Garage

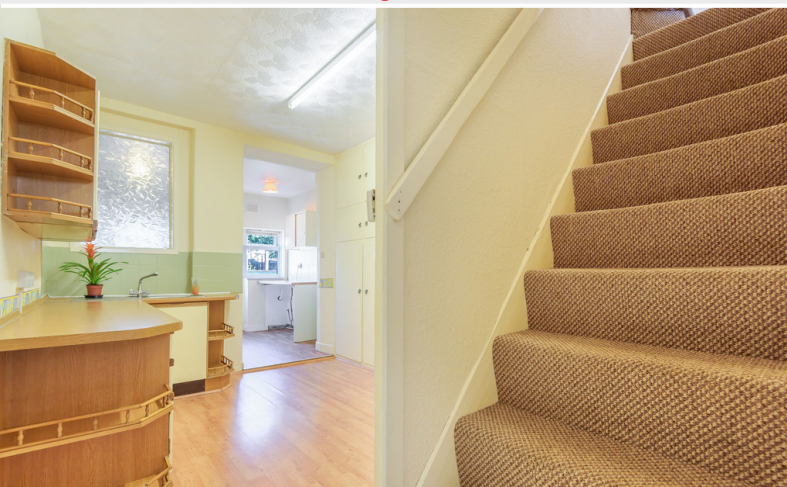
Property Reference: C2219



Front Entrance



Living Room



Staircase



Kitchen

Property Overview Enter 7 The Parade via a glazed light filled porch with further entrance to the living room. Warm and inviting living space with window overlooking the front garden and with focal wall mounted gas fire for the winter months. Shelving and cupboards with bench seat to the chimney recess, neutral décor and door leading to the kitchen and first floor stairs.

To the rear of the property is a well equipped kitchen, bathroom and utility area. The kitchen features a range of wall, display and base units with complementary worksurfaces, stainless steel sink with mixer tap and drainer with tiled splashbacks. Hygena electric oven with 4 ring gas hob and extractor hood inset into the chimney breast with tiling, worksurface and base units providing a wonderful feature to this spacious kitchen. A large cupboard provides excellent storage for coats and boots or would make a fabulous pantry for those who love to cook.

Wood effect laminate flooring flows into the utility area which features space and plumbing for a washing machine and dryer with worksurface over and cabinet above. Window and door leading to the rear garden and sliding door in to the bathroom. The bathroom comprises of a panelled bath with Triton electric shower over and complementary tiling, W.C., pedestal hand wash basin, radiator and shelf.

To the first floor are 2 good sized double bedrooms. Bedroom One to the rear provides the loft access, storage cupboard and cupboard housing the Potterten combi boiler and Bedroom Two to the front of the property features a fitted wardrobe.

Outside The front of the property has an attractive flagged gravelled garden with flower border and mature shrubs, a great place for potted plants. To the rear of the property you will find an easy to maintain flagged and gravelled garden with rockery border and woodchipped beds for flowers and shrubs. Pathway leads down the side of the garage to the gated rear access.

Garage Featuring up and over door and worktop.

Location From the Hackney & Leigh Carnforth Office proceed up Market Street to the crossroads, take the right hand turn at the traffic lights and proceed along the A6 Lancaster Road, past Tesco on the right and the petrol station on the left to the mini roundabout. Turn right at the roundabout onto Longfield Drive and follow the road over the railway bridge. Take the right turn onto The Drive and The Parade is the second turning on the right. Number 7 can be found towards the end on the left hand side and can be found by our For Sale board.

Located at the northeast end of Morecambe Bay, Carnforth offers much to its residents such as Leighton Hall, Carnforth Bookshop with over 100,000 second-hand antiquarian books, Carnforth railway station and Nether Kellet's 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 ///task.beauty.turns

Accommodation (with approximate dimensions)

Living Room 11' 8" x 11' 5" (3.56m x 3.48m)

Kitchen and Utility 23' 2" x 11' 4" (7.06m x 3.45m)

Bedroom One 14' 6" x 11' 5" (4.42m x 3.48m)

Bedroom Two 11' 10" x 11' 5" (3.61m x 3.48m)

Garage 18' 0" x 8' 11" (5.49m x 2.72m)

Investment Opportunity If you were to purchase this property for residential lettings we estimate it has the potential to achieve £550 – £600 per calendar month. For further information and our terms and conditions please contact our Carnforth Office.

Property Information

Services Mains electricity, mains gas, mains water and mains drainage.

Tenure Freehold

Council Tax Lancaster City Council - Band A.

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.



Bathroom



Bedroom One



Bedroom Two



Rear Garden

The Parade, Carnforth, LA5

Approximate Area = 893 sq ft / 83 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 883333

A thought from the owners... "We love how tranquil and quiet it feels on The Parade even though all the facilities of Carnforth are within walking distance. Number 7 is a very special house, we'll miss it, especially the view of the sea from the front garden."

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 16/08/2022.

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