

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Carnforth

£145,000

6 Hill Street, Carnforth, Lancashire, LA5 9DY

This two bedroom mid-terraced home benefits from a cosy lounge, dining kitchen and a utility room downstairs. Two good-sized bedrooms and a bathroom upstairs, benefitting from PVCu double glazing throughout, large cellar and an attractive low maintenance rear garden.

With an excellent central location, this property would suit a variety of buyers whether you're looking for a family, couple, rental investment or just yourself. With no onward chain, this property will not be on the market for long!

Quick Overview

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



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Ultrafast
Broadband



On Road
Parking

Property Reference: C2216



Living Room



Dining Kitchen



Utility Room



Rear Garden

Property Overview As you enter 6 Hill Street you will find access to the first floor and a door to the left leading into the living room. The cosy and light living room is fitted with an attractive feature electric fire, sat on a marble hearth with a wooden surround. Continue through the home to the dining kitchen with space for dining table and chairs. Fitted with a range of wall and base units with complimentary worksurfaces and an inset stainless steel sink and drainer. Fitted appliances include Zanussi oven with four ring ceramic hob and extractor hood over, and with space for under counter fridge freezer.

To the back of the kitchen is the useful utility room, perfect for those muddy boots after a countryside walk. Fitted with wall and base units, wall mounted Potterton combi boiler and a freestanding Zanussi washer/dryer. From the kitchen there is also access to the cellar, with plenty of space for storage or even use as a home gym/office.

Upstairs you will find two generously size rooms with bedroom one including frees standing shelving in the alcove for use as a wardrobe. Loft access from the first floor landing. The bathroom is fitted with a three piece suite comprising; panelled bath with shower over, pedestal hand wash basin and W.C.

Outside To the rear of the property you will find an attractive low maintenance garden, with hedge to one side, a planted area and a gravelled area, a perfect space for table and chairs to enjoy the sun and entertain guests. Useful timber shed for storage.

Location From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road taking the second turn on the left onto Stanley Street and continue onto Hill Street. The property is situated a short while along on the right 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 Kellet's Farmers Market is a must see attraction, held on the second Sunday of every month at the Village Hall. All of these only being short half a mile away from the property, boasting perfect central location. Other amenities such as Tesco supermarket, Aldi and Booths within a mile.

What3Words ///graduated.guitar.backpacks

Accommodation (with approximate dimensions)

Living Room 11' 4" x 10' 3" (3.45m x 3.12m)

Dining Kitchen 13' 6" x 8' 1" (4.11m x 2.46m)

Utility Room 8' 8" x 5' 9" (2.64m x 1.75m)

Bedroom One 13' 4" x 10' 4" (4.06m x 3.15m)

Bedroom Two 9' 1" x 7' 5" (2.77m x 2.26m)

Cellar 13' 8" x 11' 1" (4.17m x 3.38m)

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.



Bedroom One



Bedroom Two



Bathroom



Rear Garden

Hill Street, Carnforth, LA5

Approximate Area = 749 sq ft / 69.5 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|checon 2022. Produced for Hackney & Leigh. REF: 882207

A thought from the owners... “A Great Sunny Garden”

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