



# Carnforth

£205,000

22 Haws Hill, Carnforth, LA5 9DD

Are you looking for a home where all you need to do is unpack? Then look no further! 22 Haws Hill is looking for its first owner occupier.

This newly built two bedroomed turn key home is finished to a high standard and offers enclosed rear garden and off road parking as well as the most convenient central location for local amenities. The perfect first time home or investment and not one to missed!

## Quick Overview

- New Build
- Finished to a High Standard
- Enclosed Rear Garden
- Off Road Parking
- Central Convenient Location
- Great Transportation Links
- No Onward Chain
- Far Reaching Countryside Views
- Perfect First Time Buy or Investment
- Superfast Broadband 20Mbps\*



2



1



1



B



Ultraast  
Broadband



Off Road  
Parking

Property Reference: C2267



Kitchen / Diner



Kitchen / Diner



Living Room



Landing

**Location** 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 easy access to the M6. Other amenities such as Tesco supermarket, Aldi and Booths are within walking distance of the property.

From the Hackney and Leigh Carnforth Office proceed up market street to the traffic lights at the crossroads and turn right onto the A6 heading towards Tesco. Take the right turning onto Haws Hill and the property is located on the right by our for sale board.

**Property Overview** Step through the new composite door and into a bright hallway and you will instantly notice the attention to detail on offer. 26 Haws Hill is neutrally decorated throughout with oak veneer doors with stainless steel ironmongery and windows perfectly placed to allow floods of natural light to engulf each room.

Turning immediately left as you enter, you will find the downstairs cloakroom which has a low level W.C. and pedestal hand wash basin. Returning to the hallway with under stairs cupboard in front of you providing space for outdoor clothing and shoes, you will find to the right a neutrally decorated and bright living room with windows to the front and rear and wooden style vinyl flooring which flows throughout the downstairs.

From the left of the hallway into the stylish shaker style kitchen with a range of wall and base units, complementary worksurfaces with upstand, stainless one and half bowl sink and drainer, mixer tap and space for a washing machine. Equipped with appliances including Lamona electric oven, Lamona 4 ring gas hob and extractor hood over. There is ample space for a dining table and chairs and patio door leading out to the enclosed rear garden.

Ascend the wooden staircase with window the rear aspect to the first floor landing which has access to the loft space and cupboard and you will find two spacious bedrooms. Both bedrooms are neutrally decorated with beams of natural light from both the front and rear aspects and ready to move furniture in to suit. The rear bedroom windows showcase elevated views towards Warton Crag.



The contemporary bathroom features low level W.C., pedestal hand wash basin, panelled bath with screen and electric shower over and finished with shower wall panels.

**Outside** The rear enclosed garden is mostly laid to lawn with flagged pathways and wooden fence panels with gates giving access to the parking area and to the front of the property.

Ample space for al fresco dining in the warmer months.

**Parking** Off road parking area accessed from Grosvenor Road.

**What3words** ///heartless.liked.height

**Accommodation (with approximate dimensions)**

**Kitchen/Diner** 14' 05" x 7' 10" (4.39m x 2.39m)

**Living Room** 14' 05" x 8' 4" (4.39m x 2.54m)

**Bedroom One** 14' 05" x 8' 6" (4.39m x 2.59m)

**Bedroom Two** 14' 4" x 8' 0" (4.37m x 2.44m)

**Property Information**

**Council Tax Band** A Lancaster city council

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

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

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

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office



Bedroom One



Bathroom



Countryside Views

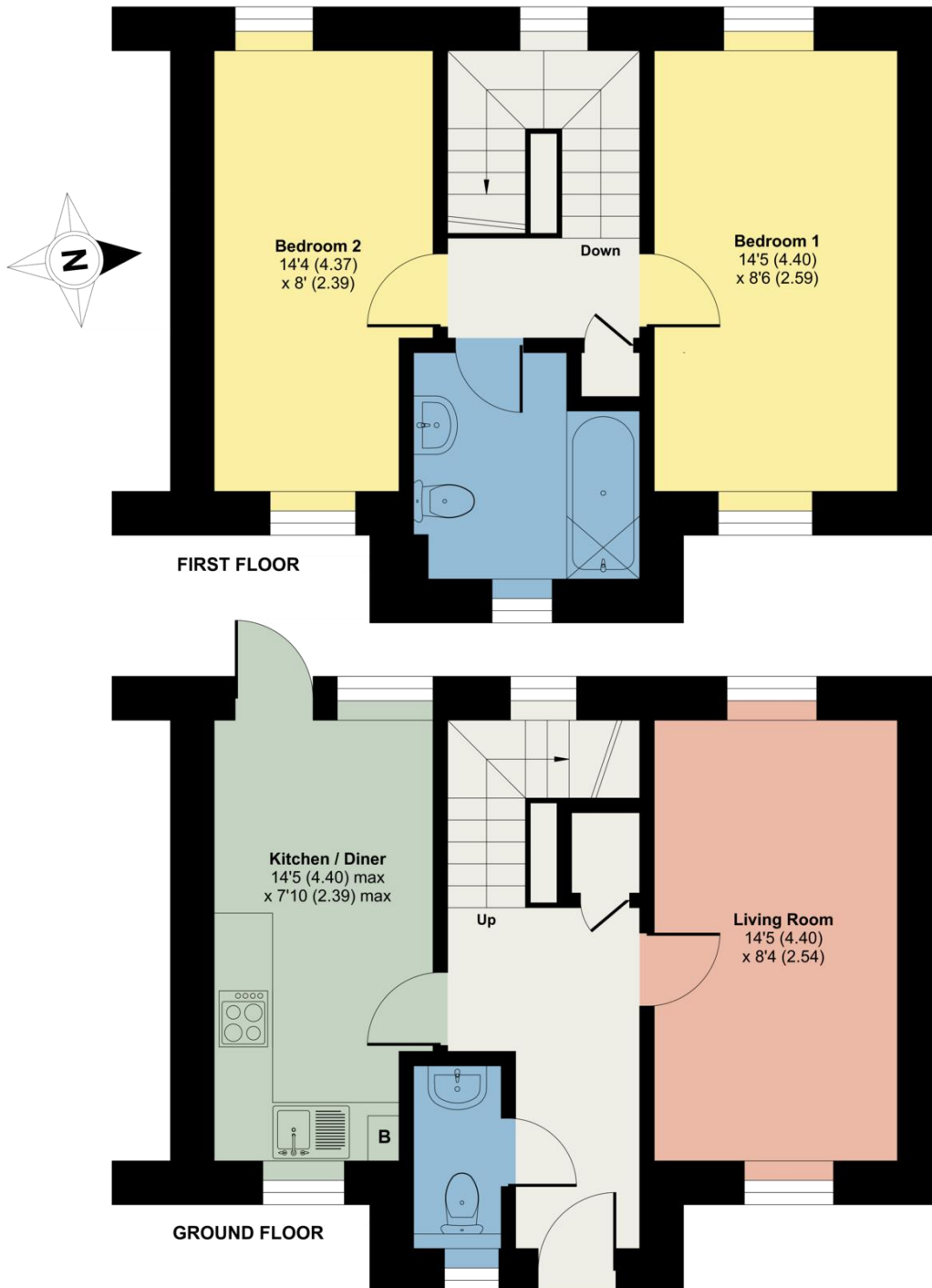


Rear Elevation

# 26 Haws Hill, Carnforth, LA5

Approximate Area = 774 sq ft / 71.9 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). © n̄checon 2023. Produced for Hackney & Leigh. REF: 956659

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 14/03/2023.

Request a Viewing Online or Call 01524 737727