



£149,950

10 Pond Street, Carnforth, Lancashire, LA5 9BN

This wonderfully presented three bedroom home has plenty to offer. Recently renovated, the home enjoys tasteful modernisation throughout with neutral decoration and newly fitted kitchen and bathroom. Enjoying three bedrooms, family bathroom, living room and kitchen/diner, this property makes the ideal home for first time buyers or small families.

Situated within the bustling town of Carnforth with great access to local shops, pubs and a doctors surgery, as well as good local schools and transport links, this really isn't one to miss!

### Quick Overview

Immaculately Presented End-Terrace Home  
Three Bedrooms & One Bathroom  
Recently Renovated Throughout  
Light & Bright  
Flexible Living Spaces  
On Street Parking  
Ideal for First Time Buyers or Small Families  
Close to Local Amenities  
Great Access for Transport Links  
Superfast 50 Mbps Broadband Available\*



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Superfast  
Broadband\*



On Street Parking

Property Reference: C2289



Living Room



Kitchen/Diner



Kitchen



Bedroom One

**Location** Carnforth is a busy market town located in the north of Lancashire, surrounded by stunning countryside and just a short distance from the coast. Known for its friendly community and rich history, the town is well-served by local amenities, including shops, supermarkets, doctors, and pubs.

The town is conveniently located for excellent transport links, with easy access to the M6 motorway and a mainline railway station connecting to major cities such as Manchester and London. With its beautiful surroundings and friendly atmosphere, Carnforth makes a great place to call home.

**Property Overview** Enter through the front door into the light and bright hallway, with the spacious living room to your left. With large a bay window to the front and a further two to the side aspect, light flow effortlessly through the home. Providing a generous living space, this room makes it easy to imagine a cosy night in with friends or family. The living room also provides access to the cellar, a great place for storage with an under stairs cupboard, an ideal spot for storing coats and shoes and an additional cupboard housing the boiler.

Step up into the neutrally decorated kitchen/diner, well equipped with base units, two wall units, upstand, complementary worktop, one and a half stainless steel sink with drainer and Neue oven and four ring induction hob with extractor hood over. There is also space for a washer/dryer, dishwasher and fridge/freezer with an area to fit a dining table, providing a great space to enjoy meals with family and friends.. A door provides access outside to the rear yard.

Following the stairs to the first floor, you will find three good sized bedrooms and the attractive family bathroom and a storage cupboard to the far end of the landing. Bedroom one is a double room with large window to the front and built in cupboard, making an ideal wardrobe space with loft hatch providing access to the loft. Bedroom two is located to the side of the property, another double with side aspect windows and space for additional furniture while bedroom three is a single room with window to the side.

The family bathroom is an attractive three piece suite comprising a wall hung sink, bath with waterfall shower over and screen with shower attachment, WC and heated ladder towel radiator. The room is decorated with complementary modern tiled walls and flooring with fitted light up mirror and enjoys a large window to the side.

To the rear of the property is a rear yard area with room for table and chairs, outside storage space and shed.

All in all, this delightfully presented property is ready for someone to make it their home, so don't hesitate to book your viewing today!

#### Accommodation (with approximate dimensions)

##### Ground Floor

Living Room 15' 3" x 14' 10" (4.65m x 4.52m)

Kitchen 14' 2" x 9' 5" (4.32m x 2.87m)

##### Lower Ground Floor

Cellar 15' 0" x 14' 7" (4.57m x 4.44m)

##### First Floor

Bedroom One 12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom Two 9' 3" x 8' 3" (2.82m x 2.51m)

Bedroom Three 10' 1" x 5' 6" (3.07m x 1.68m)

##### Directions

What3words ///anyone.claw.renders

##### Property Information

Parking On street parking

Services Mains gas, water, drainage and electricity.

Council Tax Band A Lancaster City Council

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 Two



Bedroom Three



Bathroom



Entrance Hall

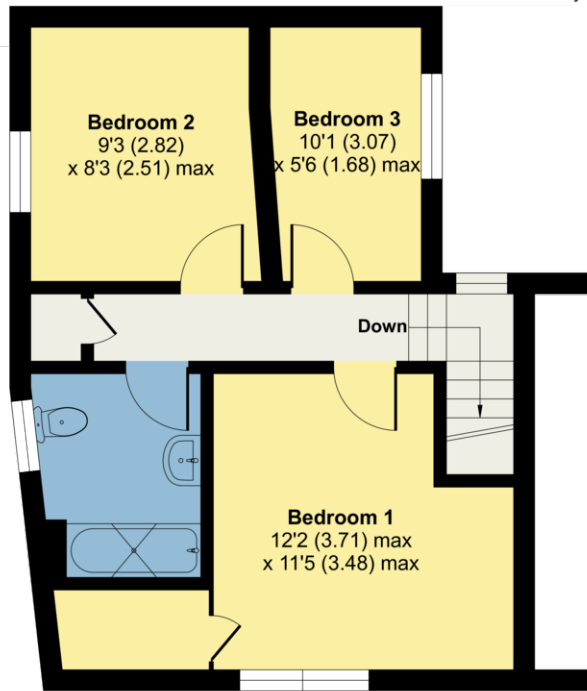
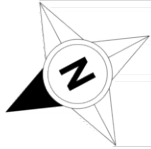
# Pond Street, Carnforth, LA5

Approximate Area = 1112 sq ft / 103.3 sq m

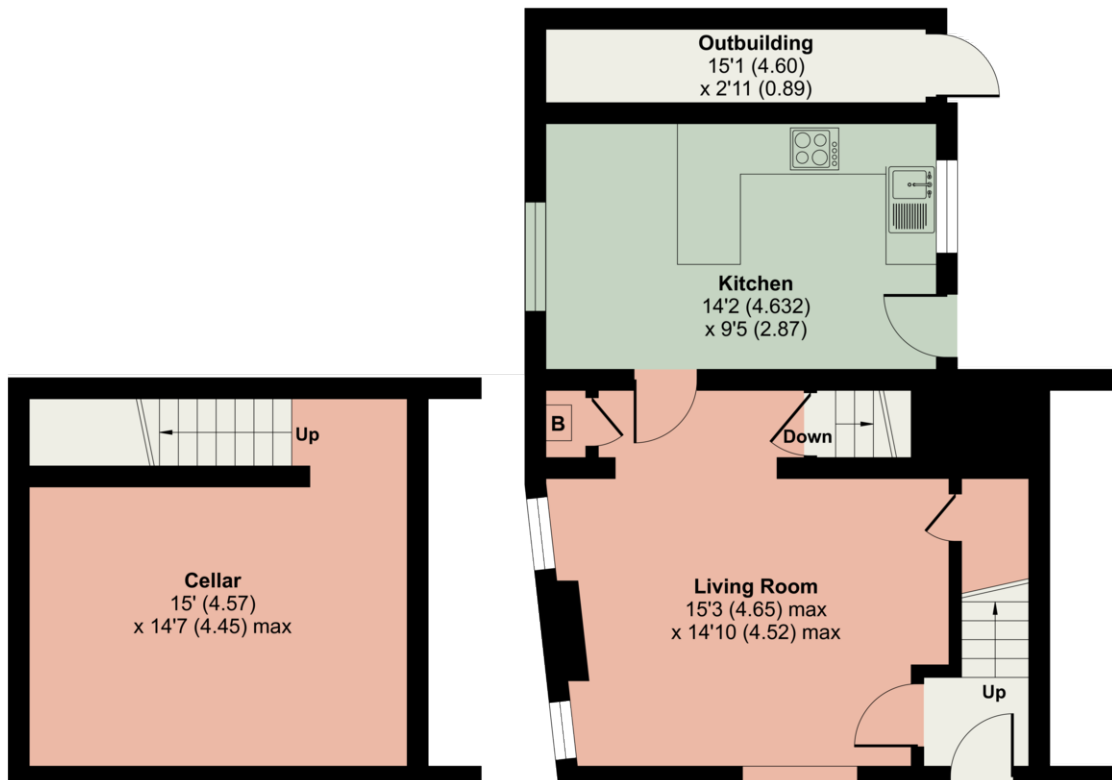
Outbuilding = 44 sq ft / 4 sq m

Total = 1156 sq ft / 107.3 sq m

For identification only - Not to scale



FIRST FLOOR



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