



Carnforth

£185,000

1 Edward Street, Carnforth, Lancashire, LA5 9DA

This charming Victorian end terraced house is situated in the most convenient location. With Carnforth town centre and train station just a stones throw away. This lovely home is deceptively spacious with well proportioned living and dining room, a galley kitchen to the ground floor, cellar for storage and two double bedrooms and a modern family bathroom to the first floor and the added benefit of a good sized loft room. An enclosed rear yard provides a pleasant seating area, with an outhouse providing storage.

Quick Overview

Victorian End Terrace
Two Double Bedrooms
Additional Loft Room
Modern Family Bathroom
Spacious Living And Dining Room
Cellar For Storage
Secure Rear Yard And Outhouse
Close to Local Amenities
Nearby M6 and Rail links
Superfast Broadband 80Mbps*



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2



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Superfast
Broadband



On Street
Parking

Property Reference: C2299



Living Room



Dining Room



Kitchen



Cellar Room

Location Carnforth is a traditional market town located in the north of Lancashire, surrounded by stunning countryside and just a short distance from the coast and the Lake District National Park. Known not only for its friendly community but also its rich history, the town has ample local amenities, including shops, supermarkets, doctors, and pubs, along with secondary and primary schools.

The town has excellent transport links within easy reach with access to the M6 motorway and a mainline railway station connecting to major cities North and South. With its beautiful surroundings and friendly atmosphere, Carnforth is the perfect place to call home.

Property Overview Welcome to this charming home nestled in the scenic town of Carnforth. Offering comfortable and cozy living space, this property is perfect for individuals or families seeking a delightful abode.

As you enter through the front door and vestibule with a feature original leaded glass door you'll be greeted by a warm and welcoming living room, ideal for cozy evenings with loved ones. A spacious dining room to the front of the property provides a versatile space for entertaining guests or enjoying delicious meals.

The kitchen to the rear has a range of wall and base units with the benefit of appliances including a Neff slimline dishwasher, Bosch five burner gas hob and Bosch electric oven and grill, access from the kitchen takes you down to the cellar and provides additional storage options, allowing you to keep your belongings organized and out of sight, there is also plumbing and venting for a washing machine and tumble dryer.

Externally to the rear there is a neat and tidy patio area with a handy outhouse for storage.

This lovely house boasts two inviting bedrooms, bedroom two is to the rear and is a good sized double and to the front bedroom one is a spacious double room with feature exposed stone wall, cast iron fire surround and built in wardrobes, providing ample space for storage. Meanwhile, the loft room offers endless possibilities, whether you envision it as a home office, playroom or study area and has handy eaves storage.

The bright and modern bathroom has a walk in shower, basin with vanity unit, w/c and separate bath and offers both style and convenience, ensuring a refreshing start to your day.

You'll find this charming house to be the perfect place to call home, call our office to arrange a viewing appointment.



Bedroom One



Bedroom Two



Bathroom



Rear Yard



Dining Room

Directions From the Hackney and Leigh Carnforth office, turn right and right again onto New Street. Take the first left onto Preston Street and the first right, onto Edward Street. The property is situated on the right hand side and can be located by our For Sale sign.

What3words ///hedgehog.warms.finel

Parking On Street Parking

Accommodation (with approximate dimensions)

Living Room 12' 4" x 11' 9" (3.76m x 3.58m)

Dining Room 12' 10" x 10' 5" (3.91m x 3.18m)

Kitchen 12' 8" x 8' 0" (3.86m x 2.44m)

Cellar 14' 0" x 10' 0" (4.27m x 3.05m)

Bathroom

Bedroom One 12' 6" x 10' 8" (3.81m x 3.25m)

Bedroom Two 12' 4" x 8' 10" (3.76m x 2.69m)

Loft Room 15' 1" x 13' 8" (4.6m x 4.17m)

Property Information

Services Mains electricity, mains gas, mains water and drainage

Council Tax Band B 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



Living Room



Kitchen



Loft Room



Bathroom

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



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Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Edward Street, Carnforth, LA5

Approximate Area = 1255 sq ft / 116.5 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 1376 sq ft / 127.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 991544

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Request a Viewing Online or Call 01524 737727