



# Carnforth

£185,000

74 North Road, Carnforth, LA5 9NA

74 North Road is an immaculately presented mid-terrace home situated in the popular market town location of Carnforth. This turn-key ready home boasts two modern reception rooms and two spacious double bedrooms, and is perfectly suited for those looking to purchase their first home or an ideal investment opportunity.

## Quick Overview

- Traditional Mid-Terrace House
- Two Double Bedrooms
- Open Plan Living Space
- Separate Snug Sitting Room
- Perfect First Time Buy
- Ideal Investment Opportunity
- Sought After Location
- Primary & Secondary Schools Nearby
- Close To Local Amenities
- Ultrafast 1000Mb Broadband\*



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Ultrafast  
Broadband

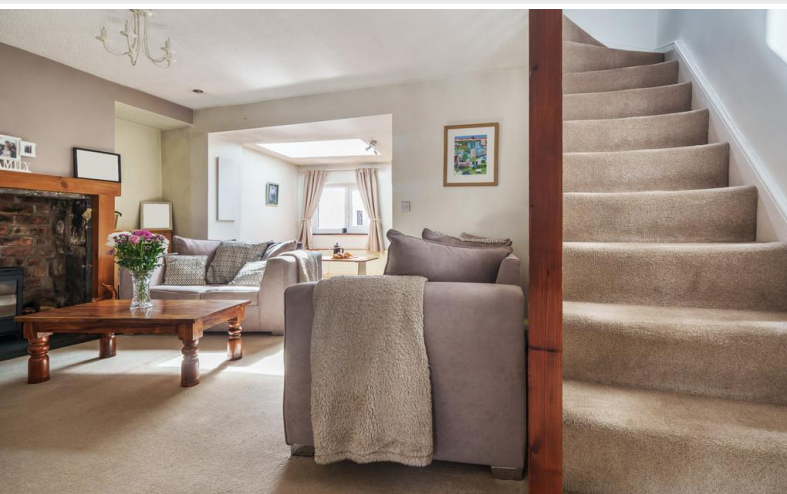


On Street  
Parking

Property Reference: C2311



Sitting Room



Living Room



Kitchen Diner



Utility Room

**Location** Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria and within easy reach of the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgeries, pharmacies, schools, supermarkets, and local shops it also has the bonus of having fantastic transport links via bus, rail and motorway. The property itself is also only a stones throw from the Lancaster canal for lovely scenic walks. This home really boasts a perfect central location.

**Property Overview** Welcome to your dream home! This exquisite house offers an array of luxurious features that are sure to captivate your senses.

Step inside and be greeted by the inviting sitting room, where relaxation and comfort await you. The elegant living room seamlessly merges with the open-plan kitchen diner, creating a harmonious space perfect for both entertaining guests and spending quality time with loved ones.

Imagine the cozy ambiance courtesy of the wood-burning stove nestled in the heart of this remarkable living space. Picture yourself unwinding by the flickering flames, enjoying the soothing warmth on a chilly evening.

Indulge in culinary delights within the spacious kitchen diner, equipped with appliances such as a built in fridge freezer, electric oven and gas hob and ample storage space. The open layout ensures you can effortlessly engage in conversation with guests while preparing a feast as the living and dining area seamlessly flow into the kitchen, allowing for easy movement and a seamless social experience.

For added convenience, this magnificent home boasts a utility room. This dedicated space offers practicality and organization, allowing you to keep your living areas clutter-free. It provides the ideal location for laundry facilities, additional storage, and a discreet area for household chores, ensuring your living spaces remain pristine.

Head upstairs to the first floor where you will find two spacious double bedrooms, each room is wonderfully presented and is ready for the new homeowner to put their own personal stamp on the property, with the larger bedroom overlooking the front elevation and the second good sized double bedroom has a beautiful rear elevation view.

The bathroom has a sleek and elegant look with a white three piece suite consisting of a WC, a wash hand basin and a bath with overhead shower and complementing tiling.

This truly is a home where comfort, style, and convenience converge to create an idyllic living environment. Do not delay in making this house your own.



Living Room



Living Room



**Outside** To the rear of the property is a quaint walled garden area which is low maintenance and a perfect space for a bistro set to sit out in the afternoon sunshine.

**Directions** From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. At the traffic lights, carry straight on and take the first left turning at the triangle onto North Road. Proceed along North Road, the property can be found a short way along on the right hand side and can be located by our For Sale sign.

**What3words** ///consoled.seagull.luggage

**Parking** There is on street parking along North Road.

**Accommodation with approximate dimensions**

**Sitting Room** 11' 5" x 9' 8" (3.48m x 2.95m)

**Living Room** 12' 9" x 9' 10" (3.89m x 3m)

**Kitchen Diner** 13' 10" x 12' 4" (4.22m max x 3.76m max)

**Utility Room** 6' 5" x 4' 0" (1.96m x 1.22m)

**Bedroom One** 10' 5" x 9' 6" (3.18m x 2.9m)

**Bedroom Two** 10' 5" x 9' 10" (3.18m x 3m)



**Sitting Room**



**Kitchen**



**Bathroom**

**Property Information**

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

**Council Tax** Band A - Lancaster City Council

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

**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



Garden



Rear Views

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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# North Road, Carnforth, LA5

Approximate Area = 864 sq ft / 80.2 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\cheocom 2023. Produced for Hackney & Leigh. REF: 1006840

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