



Carnforth

£160,000

19 Coniston Road, Carnforth, Lancashire, LA5 9AZ

A fantastic opportunity to purchase a three bedroom terraced house with a spacious living room, kitchen diner, family bathroom, off street parking and good sized garden to the rear.

Located close to all the local amenities the market town on Carnforth has to offer, this property will appeal to a wide range of buyers and is perfect for those looking to purchase a family home, get their first steps on the property ladder or would even make an ideal investment for someone looking to expand their portfolio.

Quick Overview

Well Proportioned Terraced Property

Three Bedrooms

Spacious Living Room

Kitchen Diner

Good Sized Rear Garden

Close To Local Amenities

Primary And Secondary Schools Nearby

Easy Access To Transport Links via Rail, Bus And

Motorway

Off Street Parking

Ultrafast 1000mb Broadband Available*



3



1



1



D



Ultrafast
Broadband



Off Street
Parking

Property Reference: C2326



Living Room



Entrance Hall



Kitchen Diner



Rear Garden

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.

Property Overview Enter the property into a spacious entrance hallway. To the left you will find a bright and spacious living room with windows to the front and patio doors to the rear leading out into the garden, with a feature fireplace it is the perfect place to unwind and relax.

Returning to the hallway and entering kitchen diner which is equipped with a range of wall, base and display units, complementing worktops and tiling and a useful storage cupboard. There is also a door leading out to the side of the property and down to the rear garden. Appliances include electric oven and hob with extractor hood over and space additional under counter appliances.

To the first floor you will find three bedrooms with bedrooms one and two being spacious doubles with cupboards providing an in built wardrobe solution and leaving plenty of additional space for furniture to suit. Bedroom three is a spacious single again having handy built in storage.

From the landing there is a separate w/c and family bathroom which comprises of pedestal hand wash basin, panelled bath with shower over and complementary floor to ceiling tiling.

Outside To the front of the property there is a driveway and to the rear there is a spacious garden with patio doors from the living room leading out to a decked area and steps down to a good sized patio and lawn. There is also a handy outhouse perfect for



Living Room



Kitchen Diner



Bedroom Two



Bedroom One



Bedroom Three



Bathroom

storage.

Directions From the Hackney & Leigh office in Carnforth, turn right and proceed north on Market Street. At the traffic lights, proceed straight ahead onto Kellet Road. Continue straight on and take the second right onto Highfield Road. Proceed along Highfield, turning right at Dunkirk Avenue, directly across from the shops. Take the first left and number 19 can be found on the left hand side located by our for sale sign.

What3words ///sobbed.member.mistaking

Parking To the front of the property there is off street parking on the driveway for 2 vehicles.

Accommodation with approximate dimensions

Kitchen Diner 12' 11" x 11' 2" (3.94m x 3.4m)

Living Room 19' 4" x 10' 11" (5.89m x 3.33m)

Bedroom One 15' 6" x 8' 5" (4.72m x 2.57m)

Bedroom Two 10' 11" x 8' 7" (3.33m x 2.62m)

Bedroom Three 8' 9" x 8' 8" (2.67m x 2.64m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band A - Lancaster City Council



Bedroom Two



Bedroom One



Rear Garden



Rear Views

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Duncan Penny

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jonthompson@hackney-leigh.co.uk



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



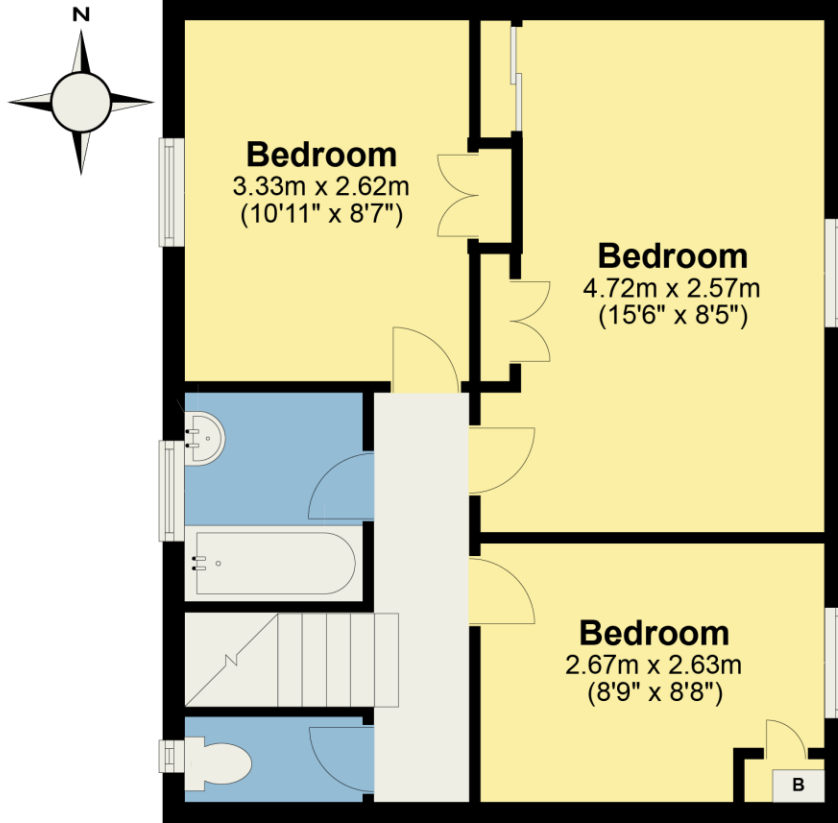
Need help with **conveyancing**? Call us on: 01539 792032



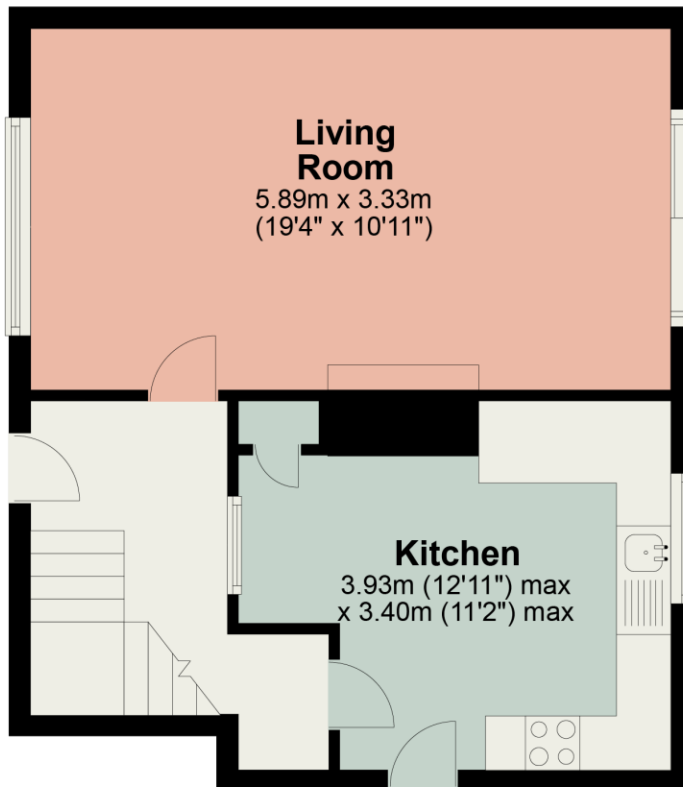
Can we save you money on your **mortgage**? Call us on: 01539 792033

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

First Floor



Ground Floor



Total area: approx. 84.3 sq. metres (907.0 sq. feet)

For illustrative purposes only. Not to scale. REF: C2326

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 10/08/2023.

Request a Viewing Online or Call 01524 737727