



Carnforth

£145,000

6 Edward Street, Carnforth, LA5 9DA

Calling all investors, first time buyers and those looking for a project. What an outstanding opportunity this could be. With three bedrooms, two reception rooms and two bathrooms. With renovation and modernisation needed throughout this property gives you plenty of scope to put your stamp on it and make it your own home.

Quick Overview

Traditional Mid Terraced House
 Three Bedrooms
 Two Reception Rooms
 Two Bathrooms
 Perfect First Time Buy
 Investment Opportunity
 Sought After Central Location
 Primary & Secondary Schools Nearby
 Close To Local Amenities
 Superfast 80Mbps Broadband*



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Superfast
Broadband



On Street
Parking

Property Reference: C2236



Living Room



Dining Room



Kitchen



Rear Yard

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 This property presents a great opportunity for anyone looking for a project, first home or could make a fantastic investment with good rental yield.

Calling all with a vision for transformation, here's your chance to get creative and make the home you've always envisioned. Situated in the charming market town of Carnforth, this residence, though in need of some updating holds the promise of becoming a wonderful home.

Stepping in to the hallway and to your right you are taken into the dining room with door leading into a cosy living room with bay window, it is just waiting for the next owner to put their own stamp on it and make a retreat to relax and unwind in. The dining room is generous in size and seamlessly merges with the kitchen with the potential to create a harmonious space, perfect for both entertaining guests and spending quality time with loved ones.

The kitchen is fitted with a range of wall and base units, electric oven and hob and leads through to a utility area with the bonus of a downstairs shower room with w/c and hand wash basin. Access from here takes you out to the rear yard.

From the hall and up the stairs you will find three bedrooms, bedroom two is to the rear being a small double or generous single, and bedroom three is central, a good single or great home office space and to the front of the property there is a good-sized double room.

The family bathroom has w/c, pedestal hand wash basin and bath and is partially tiled.

Centrally located, this property puts you at the heart of

Carnforth's vibrant community. Embrace the convenience of having local amenities, shops, and entertainment options within easy reach.

While the property requires modernization, this is your chance to create a wonderful space that is uniquely yours, a testament to your creativity and individuality.

Your dream home is within reach – all it needs is your imagination.

Outside Externally to the rear of the property there is a walled rear yard accessed from the utility room with a gate from there out to shared access onto the back street.

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 left hand side and can be located by our For Sale board.

What3words ///glows.vibes.creatures

Parking On Street Parking

Accommodation with approximate dimensions

Living Room 13' 7" x 10' 10" (4.14m x 3.3m)

Dining Room 14' 2" x 11' 10" (4.32m x 3.61m)

Kitchen 12' 9" x 8' 8" (3.89m x 2.64m)

Bedroom One 14' 2" x 10' 8" (4.32m x 3.25m)

Bedroom Two 12' 4" x 7' 11" (3.76m x 2.41m)

Bedroom Three 8' 2" x 6' 7" (2.49m x 2.01m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council Band B

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 Two



Bedroom Three

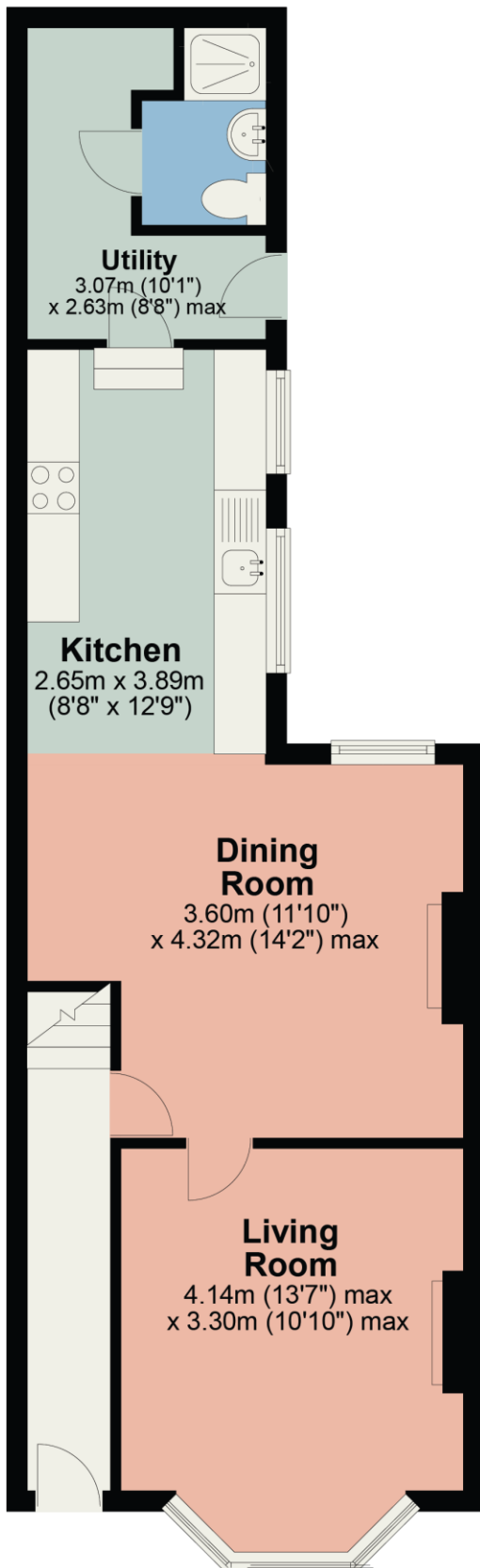


Bedroom One

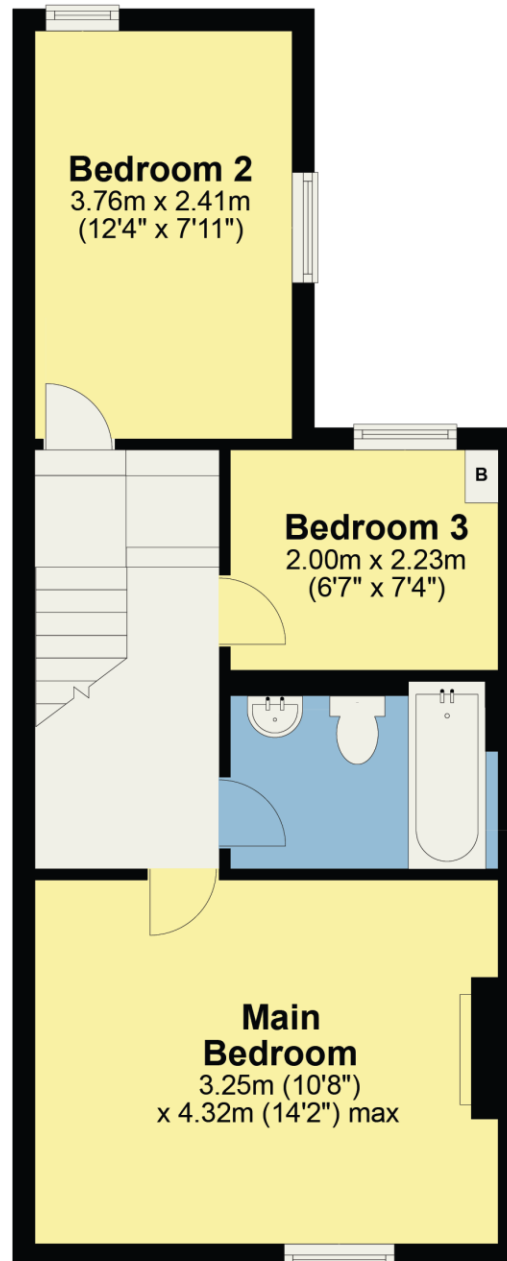


Bathroom

Ground Floor



First Floor



Total area: approx. 86.2 sq. metres (927.6 sq. feet)

For illustrative purposes only. Not to scale. REF: C2236

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