



Carnforth

£160,000

83 Market Street, Carnforth, Lancashire , LA5 9LL

83 Market Street is a recently renovated and well presented mid-terrace home situated in the popular location of Carnforth.

This turn-key ready home boasts two reception rooms and two spacious bedrooms, and is perfectly suited for those looking to purchase their first home or would make an ideal investment opportunity.

Quick Overview

- Traditional Mid-Terrace House
- Two Double Bedrooms
- Recently Refurbished Throughout
- Central Town Location
- Close to Amenities and Schools
- Perfect First Time Buy
- Ideal Investment Opportunity
- Rear Yard & Outhouse
- Good Transport Links
- Ultrafast Broadband 20Mbps*



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Ultrafast
Broadband



On Street
Parking

Property Reference: C2242



Living Room



Dining Room



Kitchen



Cellar 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 Step into 83 Market Street, this home has been carefully restored and renovated retaining some original features but with a modern twist, giving it a new lease of life and making a wonderful first home, downsize or investment property.

Into the hallway and to the left you are led into the light and airy living room featuring a cast iron fireplace with surround and alcove cupboards for storage.

To the rear of the property, you have a spacious dining room with feature fireplace and alcove cupboard and access down to the cellar which is carpeted and painted and provides ample storage space.

From the dining room step into the newly fitted, beautifully designed kitchen, with a range of wall and base units with complementing worktops and integrated appliances including dishwasher, washing machine, an electric oven and hob and space for a freestanding fridge freezer. Access from here leads out into the quaint rear garden and outhouse.

The recently refurbished bathroom to the top of the stairs has a sleek and elegant and modern look and is fitted with a white three-piece suite consisting of a WC, a wash hand basin and a bath with rainfall shower and has an all-important boiler storage cupboard perfect for towels and bedding.

Also to the first floor you will find two spacious double bedrooms, each room is light and bright and bedroom one to the front still retains a feature fireplace. Bedroom two to the rear overlooks the garden, both rooms have ample space for furniture.

83 Market Street is wonderfully presented and is simply ready for the lucky new buyer to put their own personal stamp on it and create their next dream home.

Outside To the rear of the property there is a low

maintenance garden area providing space for al fresco dining in the warmer months. There is ample space for bin storage and a handy outhouse.

Directions From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. At the traffic lights, carry straight on and the property can be found a short way along on the right hand side and can be located by our For Sale sign.

What3words ///crossing.unrated.pencils

Parking On street parking nearby.

Accommodation with approximate dimensions

Living Room 9' 11" x 9' 4" (3.02m x 2.84m)

Dining Room 10' 1" x 10' 0" (3.07m x 3.05m)

Kitchen 9' 0" x 6' 8" (2.74m x 2.03m)

Cellar 13' 9" x 9' 3" (4.19m x 2.82m)

Bedroom One 14' 1" x 9' 5" (4.29m x 2.87m)

Bedroom Two 10' 1" x 8' 5" (3.07m x 2.57m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band A - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.
N.B. There is a shared access path at the rear of the property

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.



Rear Garden



Bathroom



Bedroom One



Bedroom Two

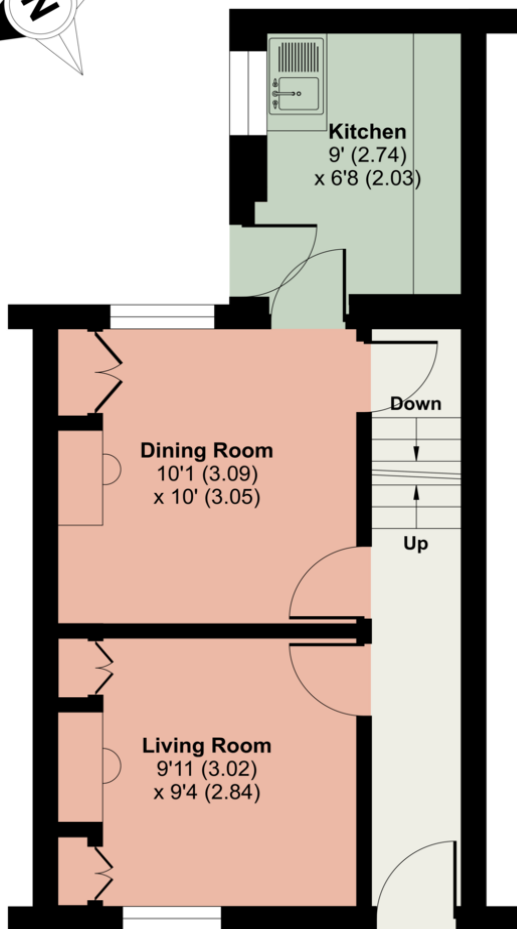
Market Street, Carnforth, LA5

Approximate Area = 828 sq ft / 76.9 sq m

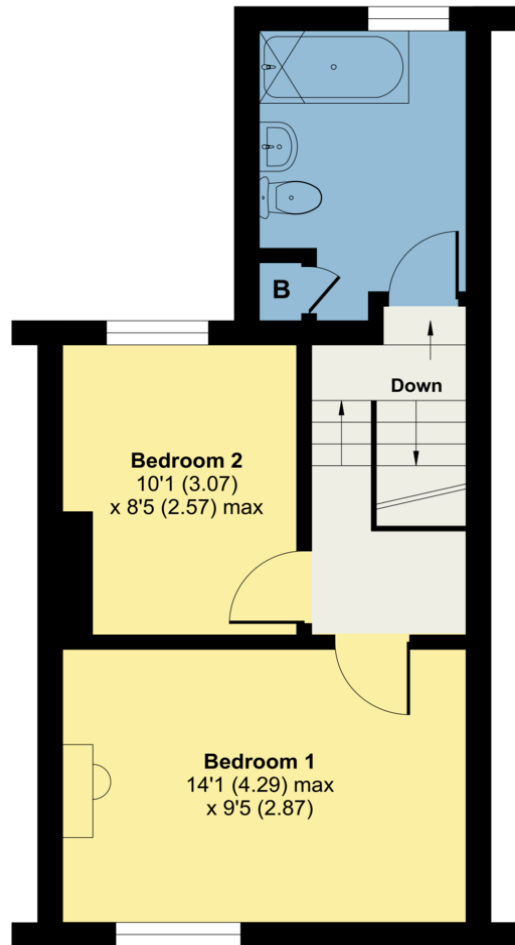
Outbuilding = 31 sq ft / 2.8 sq m

Total = 859 sq ft / 79.8 sq m

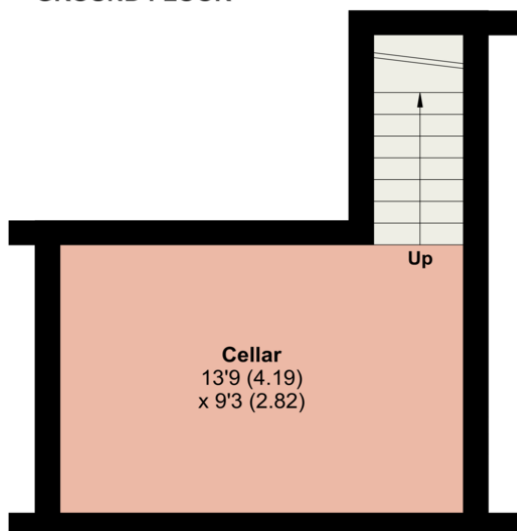
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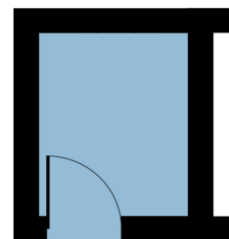
GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 955624

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