



## Carnforth

£150,000

41 Haws Hill, Carnforth, Lancashire, LA5 9DD

This traditional mid-terrace home is conveniently situated in the popular market town of Carnforth.

This home boasts two reception rooms, two double bedrooms, kitchen, good sized cellar, and rear garden.

Perfectly suited for anyone looking to purchase their first home or could make an ideal investment for anyone looking to build or expand a portfolio.

### Quick Overview

Traditional Mid-Terrace House

Two Double Bedrooms

Two Reception Rooms

Good Size Cellar

Perfect First Time Buy

Ideal Investment Opportunity

Sought After Market Town Location

Close To Local Amenities And Transport Links

Primary & Secondary Schools Nearby

Superfast 78Mbps Broadband\*



2



1



2



TBC



Superfast  
Broadband



Off Street  
Parking

Property Reference: C2256



Living Room



Dining Room



Kitchen



Kitchen

**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 itself 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. This home really boasts a perfect central location.

**Property Overview** Welcome to this charming two bedroom home located in a sought-after area.

As you step into the hallway, you are greeted by a living room to the left, boasting a bay window that floods the room with natural light.

Further down the hall, you will find a delightful dining room, perfect for entertaining guests. Leading through from here into the kitchen there is ample storage space from both wall and base units, and space for additional appliances, leading on there is an outhouse utility room, ideal for laundry and additional storage needs. The kitchen also provides access down to a good-sized cellar.

Moving upstairs, you will find a convenient half landing that leads to a well-appointed bathroom. The bathroom features a bath, w/c, and basin, along with storage cupboards to keep your essentials organized.

Continuing up the stairs, you will discover two spacious bedrooms. Bedroom two, located at the rear of the property offers a comfortable space for relaxation. Bedroom one, situated at the front of the property is a generously sized double room and provides ample space for all your furniture needs, with distant views towards Morecambe Bay some superb sunsets can be witnessed from this bedroom.

Additionally, there is a convenient storage cupboard on the landing, ensuring that you have plenty of room to keep your belongings organized.

With a little vision, modernisation and refurbishment, this property has real potential to become a beautiful and inviting home for the next lucky owner.

Don't miss out on the opportunity to make this charming and traditional two bedroom home your own.

**Outside** Externally, to the rear of the property the garden features borders and a patio area, providing a blank canvas for you to create your own outdoor oasis or could be used as off street parking too. Access from here leads out to shared access onto Back New Street.

**Directions** From the Hackney and Leigh Carnforth Office

proceed up market street to the traffic lights at the crossroads and turn right onto the A6 heading towards Tesco. Take the right turning onto Haws Hill and the property is located on the right.

**What3words** ///interest.above.roadblock

**Parking** On Street Parking

**Accommodation with approximate dimensions**

**Living Room** 14' 3" x 11' 6" (4.34m x 3.51m)

**Dining Room** 12' 5" x 12' 2" (3.78m x 3.71m)

**Kitchen** 8' 3" x 8' 2" (2.51m x 2.49m)

**Outouse Utility** 9' 5" x 6' 2" (2.87m x 1.88m)

**Cellar Room One** 10' 2" x 2' 11" (3.1m x 0.89m)

**Cellar Room Two** 11' 8" x 11' 8" (3.56m x 3.56m)

**Bedroom One** 15' 1" x 11' 8" (4.6m x 3.56m)

**Bedroom Two** 12' 1" x 9' 8" (3.68m x 2.95m)

**Property Information**

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

**Council Tax** Lancaster City Council Band A

**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.



Cellar



Bedroom One



Bedroom Two

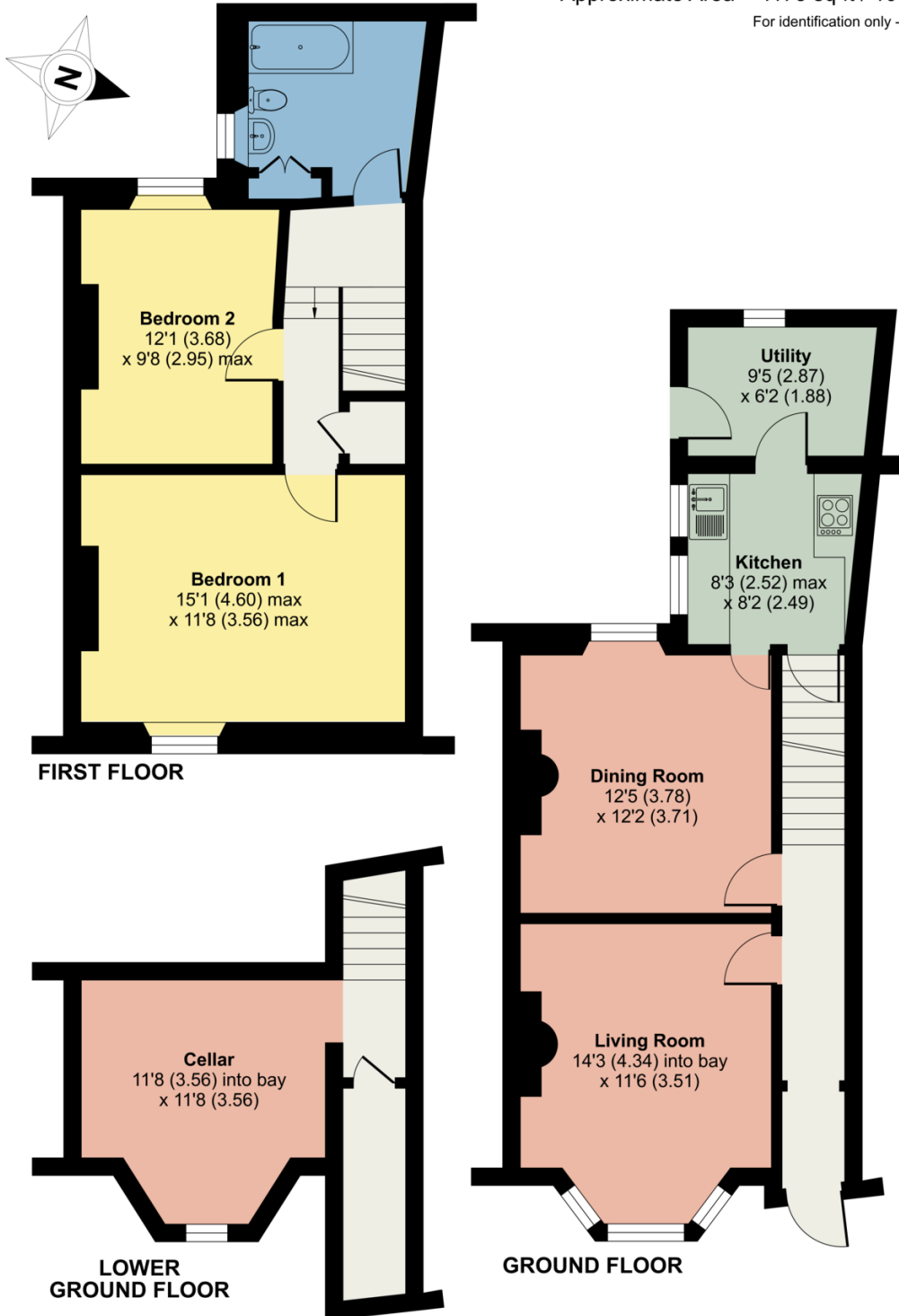


Garden

# Haws Hill, Carnforth, LA5

Approximate Area = 1173 sq ft / 108.9 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1050353

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