



Carnforth

£160,000

35 Highfield Road, Carnforth, Lancashire, LA5 9AH

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

With two good sized bedrooms and an additional loft room it is perfect for a growing family or if you are looking for additional space to work from home.

Quick Overview

Beautifully Presented Traditional Terraced House

Two Bedrooms

Additional Loft Room

Enclosed Rear Yard

Ideal Investment Opportunity

Perfect First Time Buy

Close To Local Amenities

Primary & Secondary Schools Nearby

Commuter Links Within Easy Reach

Ultrafast Broadband Available



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1



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Ultrafast*
Broadband



On Street Parking

Property Reference: C2381



Open Plan Living Dining Room



Open Plan Living Dining Room



Kitchen



Bathroom

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 Step into the bright and airy open plan living dining area of this beautifully presented property. The spacious sitting room has an electric fire, creating a cosy atmosphere, while the dining area provides ample space for a table and chairs, complete with a lovely wood burning stove for those cooler evenings. Illuminated alcoves to the chimney recesses add a touch of elegance to the living space.

Descend the steps to the cellar, which boasts wall and base units, offering plentiful storage options. Moving towards the rear of the property, you'll find the well-appointed kitchen. With its wall and base units, complementary work surfaces and tiling, stainless steel sink and drainer, and space for a dishwasher and washing machine, this kitchen is both functional and stylish. It also features an electric oven with a 4-ring gas hob and extractor hood, integrated fridge, pantry-style cupboard, and access to the rear yard.

On the first floor, you'll discover the family bathroom, complete with an airing cupboard housing the combination boiler, a pedestal hand wash basin, a bath with a shower over, and complementary tiling. The first floor also offers two good-sized bedrooms, with the bright master bedroom located at the front of the property.

For added versatility, steps lead up to the additional loft room, which can be utilised for storage or as a home office, depending on your needs.

Don't miss the opportunity to own this charming property with its open plan living space, character features, and convenient location.

Outside and Parking There is on street parking available along Highfield Road and to the rear of the property there is a low maintenance walled yard area with ample space for outdoor furniture.

Directions From Hackney & Leigh Carnforth office, 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. The property is situated on the left hand side and can be located by our For Sale sign.

What3words ///gliding.buying.clocked

Accommodation with approximate dimensions

- Living Room** 14' 1" x 11' 7" (4.29m x 3.53m)
- Dining Room** 12' 6" x 10' 9" (3.81m x 3.28m)
- Kitchen** 14' 1" x 7' 5" (4.29m x 2.26m)
- Cellar** 13' 9" x 11' 6" (4.19m x 3.51m)
- Bedroom One** 13' 11" x 11' 8" (4.24m x 3.56m)
- Bedroom Two** 12' 11" x 8' 3" (3.94m x 2.51m)
- Loft Room** 12' 10" x 9' 1" (3.91m x 2.77m)

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



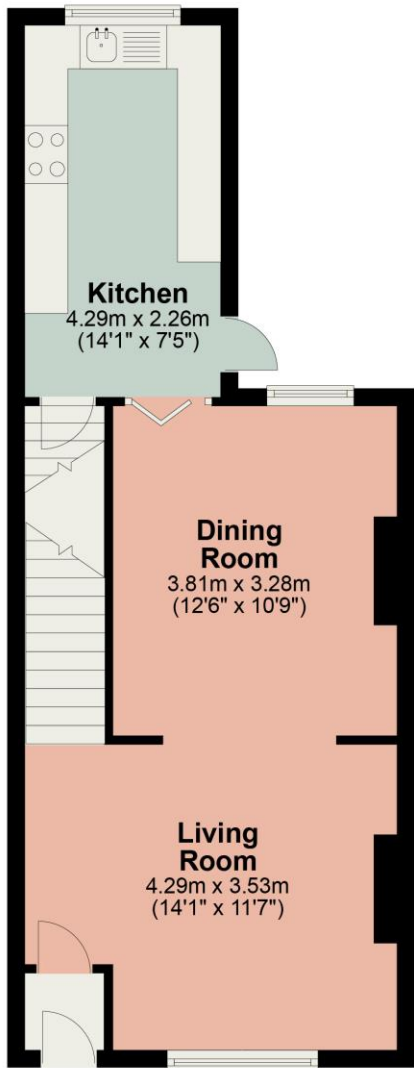
Bedroom Two



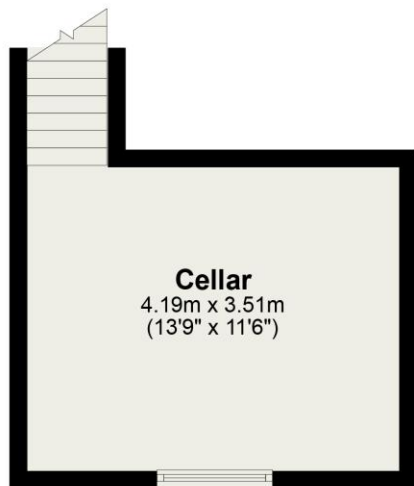
Cellar



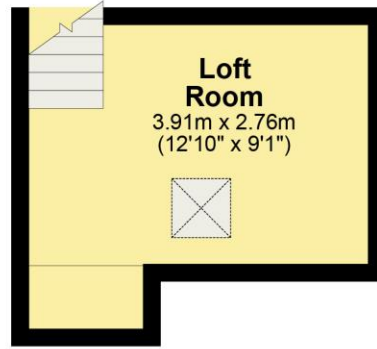
Loft Room



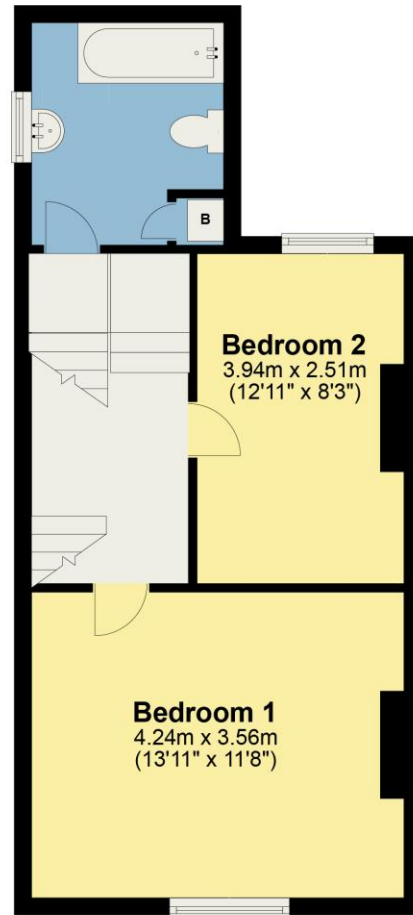
Ground Floor



Basement



Second Floor



First Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: C2381

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