



Carnforth

£142,500

131 Lancaster Road, Carnforth, Lancashire , LA5 9EE

Discover the charm of this well-presented terraced home, ideally located in the sought-after market town of Carnforth. Offering spacious living areas, two comfortable bedrooms, a rear yard, and the added bonus of a divorced garden.

Perfect for first-time buyers seeking a cosy abode to call their own or investors looking for a promising opportunity, don't miss out on the chance to make this lovely home yours. Schedule a viewing today and witness first-hand the appeal and potential that 131 Lancaster Road has to offer. EPC Band D

Quick Overview

Traditional Mid Terraced Home
 Perfect First Time Buy or Investment Opportunity
 Yard & Divorced Garden
 Primary & Secondary Schools Nearby
 Convenient Transportation Links
 Two Double Bedrooms
 Popular Location in Carnforth, Close to Town Centre
 Large Open Plan Living/Dining Space
 Perfectly Located For Canal Strolls
 Ultrafast Broadband 1000 Mbps*



2



1



2



D



Ultrafast
Broadband



Off Road Parking

Property Reference: C2387



Dining Room



Dining Room



Living Room



Living 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 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 delightful two-bedroom mid-terraced property, offering a perfect blend of comfort and convenience. As you step inside, you are greeted by a spacious open plan dining room and living room, featuring a gas fire and modern décor, and a large handy under stairs storage cupboard, creating inviting atmosphere for relaxing or entertaining. The kitchen, located to the rear of the property, finished with white base units and contrasting black worktops, finished with an electric hob and oven, space for a fridge freezer, plumbing for a washing machine, and convenient access to the enclosed rear yard. Additionally, a gate leads to the added bonus of a good-sized private divorced garden, perfect for outdoor gatherings.

Moving to the first floor, you will find two generously sized double bedrooms, each equipped with handy fitted wardrobes and ample space for your furniture needs. The bathroom features neutral décor, cream tiles, and white suite, offering a peaceful retreat for your daily routines.

Don't miss out on the opportunity to make this charming property your new home. Contact us today to arrange a viewing and experience the comfort and convenience this home has to offer.

Outside & Parking The rear of the house features a private enclosed yard, offering ample space for outdoor furniture and convenient access for bins. With an added bonus of the divorced rear garden, awaiting a little TLC to reveal its full potential. This private, good-sized garden area is ideal for hosting and basking in the joys of summer. Additionally, on street parking along Lancaster Road is available.

Directions From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and continue past Tesco. The property is located at the top of the hill just after the garage on the left hand side.

What3words ///hats.replaying.general

Accommodation with approximate dimensions

Dining Room 13' 06" x 11' 05" (4.11m x 3.48m)

Living Room 13' 04" x 13' 06" (4.06m x 4.11m)

Kitchen 13' 06" x 7' (4.11m x 2.13m)

Bedroom One 10' 05" x 11' 06" (3.18m x 3.51m)

Bedroom Two 9' 03" x 13' 04" (2.82m x 4.06m)

Bathroom 6' 03" x 6' (1.91m x 1.83m)

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.



Kitchen



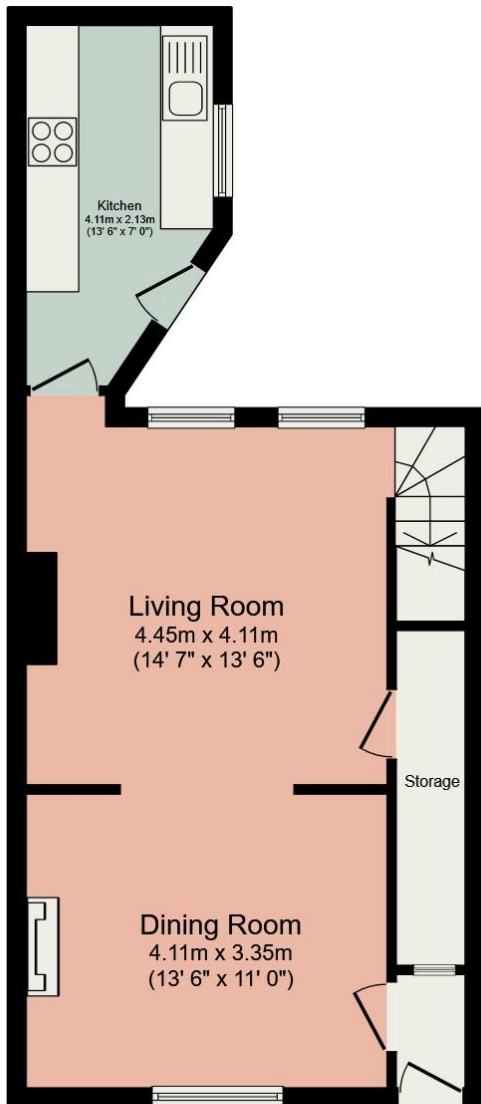
Kitchen



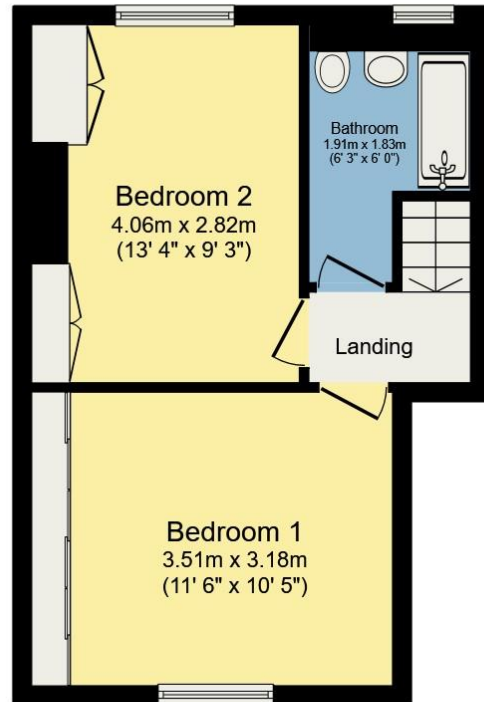
Rear Yard



Divorced Garden



Ground Floor



First Floor

Total floor area 80.5 m² (867 sq.ft.) approx

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.