



£160,000

49 Lancaster Road, Carnforth, Lancashire, LA5 9LE

Situated at the heart of Carnforth's popular market town, 49 Lancaster Road is a delightful three-bedroom mid-terraced home that boasts charm and character. With two reception rooms, a contemporary kitchen, rear yard, and garage, this property caters to the needs of both first-time buyers and growing families. Conveniently located within easy reach of local amenities and transport links and offered to the market with no chain delay.

Quick Overview

- Three Bedroom Mid Terraced House
- Modern Décor Throughout
- Perfect First Time Buy
- No Chain Delay
- Central Location, Close to Local Amenities
- Rear Yard and Garage
- Great Transport Links
- Primary and Secondary Schools Nearby
- Two Reception Rooms and Cellar
- Ultrafast 1000 Mbps Broadband Available*



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Ultrafast
Broadband

Property Reference: C2397



Living Room/Dining Room



Living Room



Kitchen



Bedroom One

Location Situated within walking distance of Carnforth Town Centre, nearby amenities include shops, post office, primary and secondary schools. Lancaster canal is a short stroll away with delightful walks and cycle routes along the tow path. Nearby transport links include Carnforth train station, local bus routes and access to the M6 motorway which provide links to areas further afield - making the property a perfect base for both work and leisure reasons.

Property Overview Step through the welcoming entrance hallway, setting the stage for the charm that awaits within. To the left, the expansive open-plan living room and dining area beckon, offering generous space for social gatherings and comfortable furnishings. Enhanced by neutral decor throughout, this versatile space invites you to infuse it with your personal style.

Continuing your journey, you'll find the modern kitchen, thoughtfully designed with ample base and wall units, complemented by black worktops and matte black ceramic sink. Integrated appliances include the Lamona electric hob, Lamona oven and extractor fan. Plus, the convenience of plumbing for a washing machine adds an extra layer of practicality. Accessible from the kitchen, the cellar presents ample storage options and could be used for a multitude of purposes.

To the first floor there are three well-proportioned bedrooms, each adorned with contemporary grey, offering a blank canvas for personalisation and ample space for wardrobes and furnishings. Completing the upper level, the shower room boasts a black tile floor and a white suite comprising a shower, W.C., and pedestal sink.

This property offers a comfortable and stylish living environment ready for you to make it your own. Don't miss the chance to explore all that this home has to offer.

Outside To the rear of the property is a quaint walled garden area which is low maintenance and a perfect space for a bistro set to sit out in the afternoon sunshine.

Additionally, the property comes with the added bonus of a garage, offering valuable storage space. This feature adds convenience and functionality to the property, ensuring that your storage needs are easily met.

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 the property is located on the left hand side after the first set of traffic lights.

What3Words ///help.micro.drove

Accommodation with approximate dimensions

Living Room 11' 10" x 11' 4" (3.61m x 3.45m)

Dining Room 16' 9" x 12' 2" (5.11m x 3.71m)

Kitchen 18' x 7' 5" (5.49m x 2.26m)

Bedroom One 14' 7" x 11' 10" (4.44m x 3.61m)

Bedroom Two 12' 1" x 8' (3.68m x 2.44m)

Bedroom Three 8' 4" x 7' 6" (2.54m x 2.29m)

Cellar 14' 5" x 11' 9" (4.39m x 3.58m)

Garage 16' 6" x 8' 4" (5.03m x 2.54m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band B - 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 Two



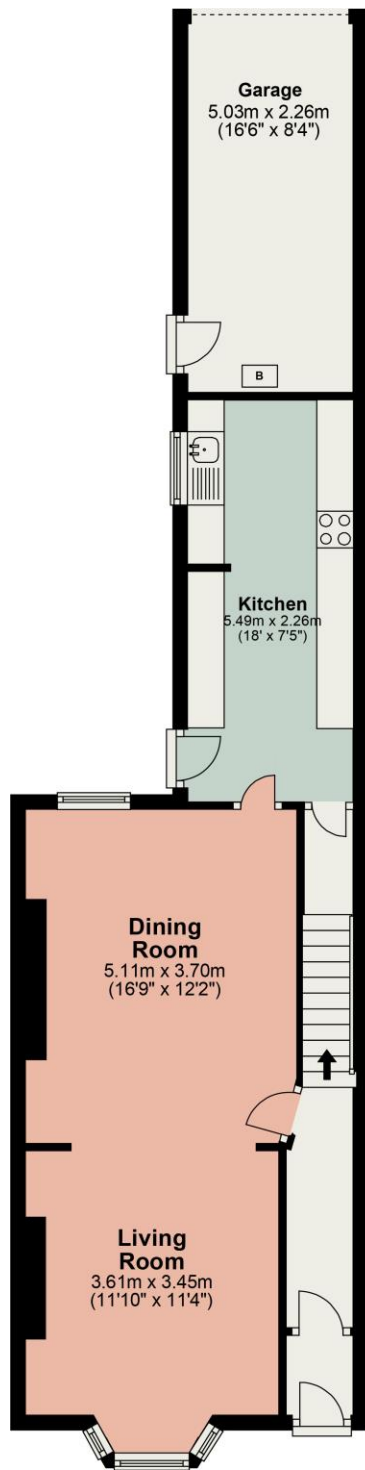
Bedroom Three



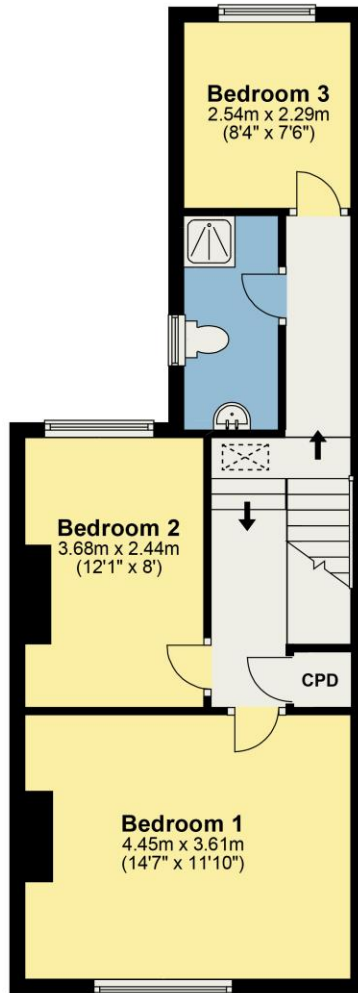
Cellar



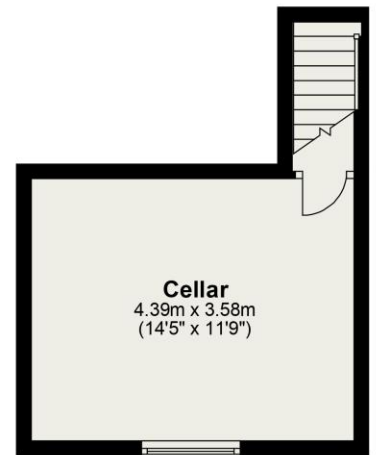
Rear Yard



Ground Floor



First Floor



Cellar

Total area: approx. 127.1 sq. metres (1367.6 sq. feet)

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