



Carnforth

£125,000

2 Ramsden Street, Carnforth, Lancashire, LA5 9BW

This delightful end terrace property is an excellent choice for first-time buyers or investors seeking their next opportunity. Offering two well-proportioned bedrooms, a spacious kitchen, and a snug living room, it comes with the added advantage of no chain delay. Whilst being conveniently located in the sought-after market town of Carnforth, it enjoys proximity to local amenities and transport links.

Quick Overview

Traditional End Terrace House
 Two Bedrooms
 Cellar
 Central Town Location
 Secure Rear Yard
 On Street Parking
 Nearby Bus, Rail And M6 Links
 Perfect First Time Buy or Investment Opportunity
 No Chain Delay
 Superfast 51 Mbps Broadband Available



2



1



1



E



Superfast
Broadband



On Street
Parking

Property Reference: C2410



Living Room



Living Room



Kitchen Dining Room



Kitchen Dining Room

Description This delightful end terrace property is an excellent choice for first-time buyers or investors seeking their next opportunity. Offering two well-proportioned bedrooms, a spacious kitchen, and a snug living room, it comes with the added advantage of no chain delay. Whilst being conveniently located in the sought-after market town of Carnforth, it enjoys proximity to local amenities and transport links.

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.

Property Overview Welcome to this fantastic property, eagerly awaiting its new owners to make it their own. Centrally located, this property puts you at the heart of Carnforth's vibrant community. Embrace the convenience of having local amenities, shops, and entertainment options within easy reach.

Step into the living room, a blank canvas ready for your personal touch. The space features a focal electric fire, creating a cosy ambience. Proceed to the kitchen, which boasts brand-new grey flooring and an array of base and wall units. There is ample room for a dining table and chairs, making it perfect for entertaining. The kitchen is equipped with a Beko oven, hob, and extractor fan, and offers convenient access to the cellar and rear yard. The cellar is the perfect space for your additional storage needs.

To the first floor you will find two generously-sized bedrooms, each with neutral décor and fitted storage. There is plenty of space for additional furniture, allowing for flexible use of the rooms.

Finishing the first floor is the stylish bathroom, complete with a pedestal sink, W.C., and a bath with an overhead shower. The bathroom is finished with white tile surrounds and chrome fixtures.

Outside Externally the property offers on street parking and an enclosed low maintenance rear yard, perfect for potted plants and bistro dining.

Directions From the Hackney & Leigh Carnforth Office walk across Market Street, turning right onto Hunter Street (situated next to the Cooperative shop). Follow Hunter Street round onto Ramsden Street and you will find the property situated on the corner of Back Hunter Street and Ramsden Street.

What3words ///goes.daffodils.carbon

Parking There is on street parking along Ramsden Street.

Accommodation with a approximate dimensions

Living Room 14' 8" x 11' 3" (4.47m x 3.43m)

Dining Room 15' 8" x 5' 8" (4.78m x 1.73m)

Kitchen 10' 2" x 8' 7" (3.1m x 2.62m)

Bedroom One 14' 8" x 10' 3" (4.47m x 3.12m) Max

Bedroom Two 13' 0" x 6' 9" (3.96m x 2.06m) Max

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 One



Bedroom Two



Bathroom

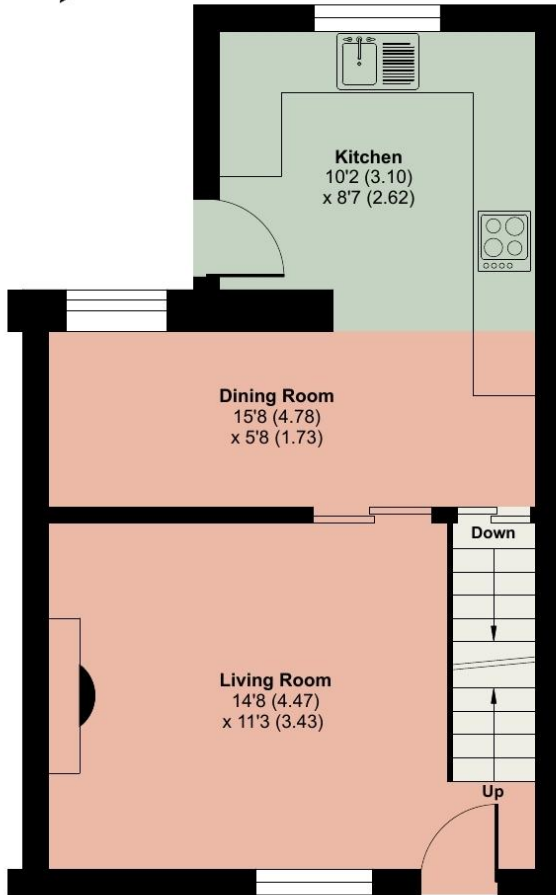


Cellar

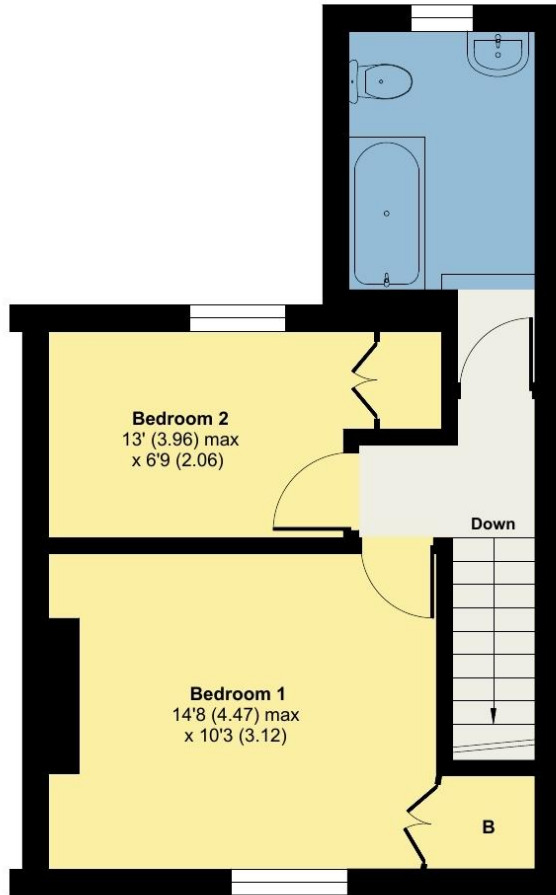
Ramsden Street, Carnforth, LA5

Approximate Area = 856 sq ft / 79.5 sq m

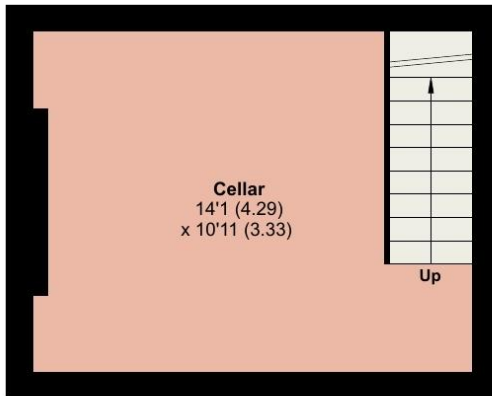
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



CELLAR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1131869

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