



Carnforth

£129,950

7 Pond Terrace, Carnforth, Lancashire, LA5 9BL

7 Pond Terrace is a charming mid-terrace home nestled in the heart of the popular market town of Carnforth. With plenty of potential for personalisation, this property is conveniently within walking distance of local amenities and excellent transport links.

Quick Overview

Two Bedroom Mid Terraced House
Central Location in Popular Market Town of
Carnforth
Large Cellar, Secure Outhouse and Private Rear
Yard
Walking Distance to Local Shops and Amenities
On Street Parking
Perfect First Time Buy or Investment
Great Transport Links
Superfast Broadband Available*



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Superfast
Broadband



On Street Parking

Property Reference: C2471



Living Room



Living Room



Kitchen



Kitchen

Location Carnforth is a traditional market town located in the north of Lancashire, surrounded by stunning countryside and just a short distance from the coast and the Lake District National Park. Known not only for its friendly community but also its rich history, the town has ample local amenities, including shops, supermarkets, doctors, and pubs, along with secondary and primary schools.

The town has excellent transport links within easy reach with access to the M6 motorway and a mainline railway station connecting to major cities North and South. With its beautiful surroundings and friendly atmosphere, Carnforth is the perfect place to call home.

Property Overview Step into the property through the vestibule, leading you into a cosy living room with a large front-facing window and a focal fireplace.

Continue through to the kitchen, which offers a range of base and wall units, room for a small dining set, and access to the courtyard garden. This practical space also leads to an additional convenience: a separate WC that houses the boiler and includes plumbing for a washing machine.

For extra storage, the kitchen also provides access to the cellar, which is equipped with power and lighting.

Upstairs, the first floor features two generously sized bedrooms, offering ample space for all your furniture needs.

Completing this level is a spacious bathroom, with a step-down entrance, featuring a toilet, pedestal sink, a bath with overhead shower, and stylish tiled surrounds.

Outside & Parking Externally, on-street parking is available along Pond Terrace. The property also features a low-maintenance, enclosed rear yard that provides privacy, complete with an outhouse and gated rear access.

Directions From the Hackney & Leigh Carnforth Office walk across Market Street, turning right onto Hunter Street

(situated next to the cooperative shop). Proceed down the road and around the corner turning left onto Ramsden Street before taking the left onto Pond Terrace. The property is located on the left hand side.

What3Words ///organist.revamped.alley

Accommodation with approximate dimensions

Living Room 17' 3" x 12' 2" (5.26m x 3.71m)

Kitchen 9' 10" x 9' 0" (3m x 2.74m)

W.C. 9' 0" x 3' 6" (2.74m x 1.07m)

Bedroom One 12' 3" x 8' 11" (3.73m x 2.72m)

Bedroom Two 12' 3" x 7' 0" (3.73m x 2.13m)

Bathroom

Property Information

Services Mains gas, water and electricity.

Council Tax Band A - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bathroom



Courtyard Garden



Courtyard Garden



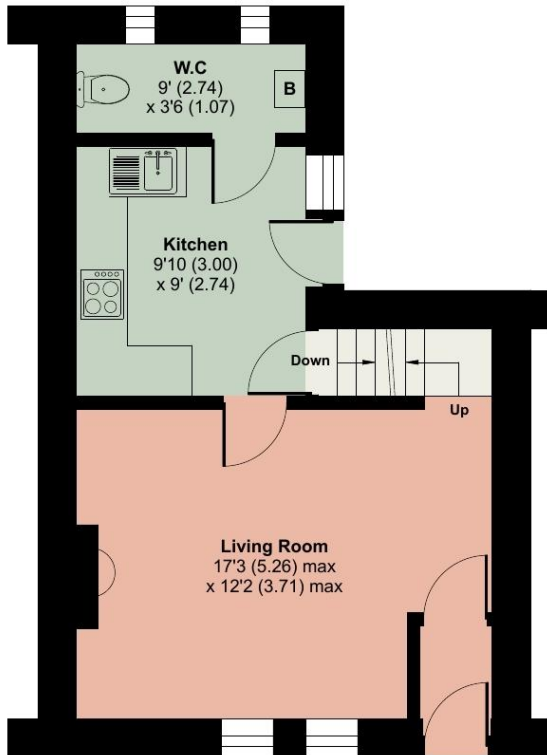
Pond Terrace, Carnforth, LA5

Approximate Area = 851 sq ft / 79 sq m

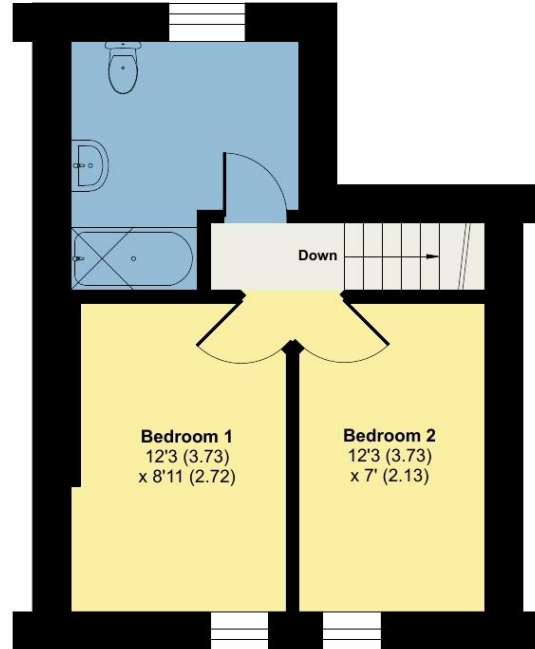
Outbuilding = 68 sq ft / 6.3 sq m

Total = 919 sq ft / 85.3 sq m

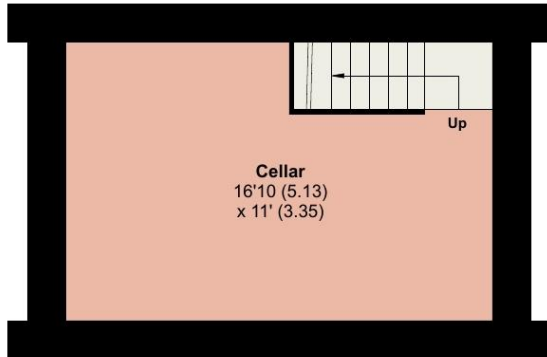
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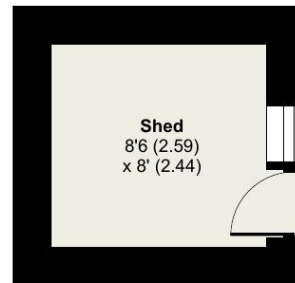
GROUND FLOOR



FIRST FLOOR



CELLAR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1206924

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