



## Carnforth

£139,500

1 Hill Street, Carnforth, Lancashire, LA5 9DY

This traditional two-bedroom end-terraced home offers a prime location in the heart of the popular market town of Carnforth. Ideally situated near local amenities and excellent transport links, it presents an ideal opportunity for first-time buyers or investors seeking a well-presented, move-in ready property.

### Quick Overview

Well Presented End Terraced Home  
Two Bedrooms  
Perfect First Time Buy or Investment Opportunity  
Close to Local Shops and Amenities  
On Street Parking  
Rear Garden  
No Chain Delay  
Ultrafast Broadband Available\*



2



1



1



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: C2466



Living Room



Living Room



Kitchen



Bedroom One

**Location** Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, schools, supermarkets, railway station and access to the M6. All of these within easy reach of the property, boasting a perfect central location.

1 Hill Street is conveniently located to nearby local amenities and is just a few minutes walk to the main route bus stop, the M6 Motorway and Carnforth Train Station are also within easy reach as is the Lancaster canal and Shore for lovely scenic walks.

**Property Overview** Step into the property and immediately feel the modern charm with its neutral décor. To the right, you'll find a cosy living room featuring a focal fireplace and plenty of room to accommodate your furniture.

Continue through to the spacious kitchen, fully equipped with a range of base and wall units, a Lamona oven, hob with extractor, plumbing for a washing machine, and space for a fridge freezer. The kitchen is beautifully finished with a tiled splashback, stylish flooring, and tongue-and-groove panelling along one wall. It also offers convenient access to the cellar, providing excellent additional storage space.

On the first floor, you'll find two double bedrooms. Bedroom one, overlooking the front, features built-in wardrobes, while the second, slightly smaller double room, faces the rear. Both rooms offer a blank canvas, ready for your personal style.

Completing the first floor is the bathroom, fitted with a three-piece suite including a toilet, pedestal sink, and a bath with an overhead shower. The space is finished with tiled surrounds and sleek grey flooring.

**Outside & Parking** Externally, on-street parking is available along Hill Street. The property features a low-maintenance rear garden with a lawned area and a pathway that leads to gated access at the rear. Additionally, there is an outhouse, providing ideal storage space.

**Directions** From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. At the traffic lights, turn right onto Lancaster Road and proceed along

this road for a short while, before taking the left hand turning into Stanley Street. This road leads onto Hill Street, where there the property can be located on your left hand side.

**What3Words** ///dwarves.sleepless.soups

**Accommodation with approximate dimensions**

**Living Room** 11' 7" x 10' 5" (3.53m x 3.18m)

**Kitchen** 13' 5" x 7' 9" (4.09m x 2.36m)

**Bedroom One** 10' 9" x 6' 7" (3.28m x 2.01m)

**Bedroom Two** 8' 7" x 7' 2" (2.62m x 2.18m)

**Cellar** 11' 5" x 5' 8" (3.48m x 1.73m)

**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.

**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 Two



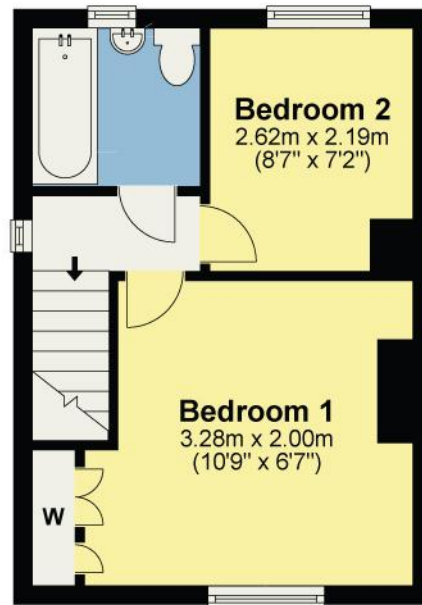
Bathroom



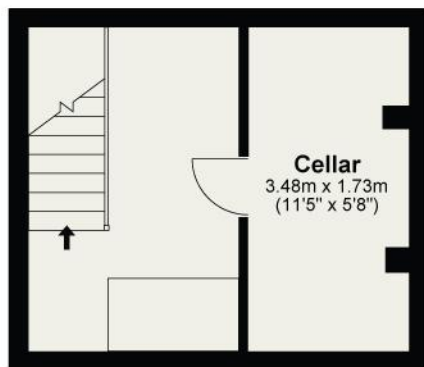
Garden



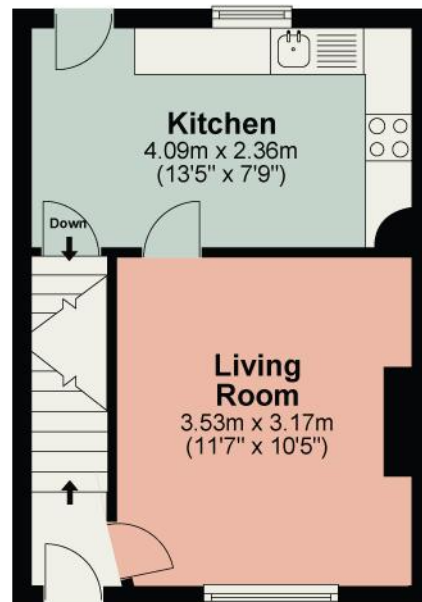
Garden



First Floor



Lower Ground Floor



Ground Floor

Total area: approx. 62.7 sq. metres (675.0 sq. feet)  
 For illustrative purposes only. Not to scale. CR1167

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/10/2024.

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