



Carnforth

£165,000

7 Alexandra Road, Carnforth, Lancashire, LA5 9DT

Situated in the heart of the popular market town of Carnforth, this traditional mid-terrace home offers deceptively spacious living throughout. Its prime location places you within walking distance of local amenities, shops, schools, and excellent transport links.

Quick Overview

Perfect First Time Buy or Family Home
Central Location in the Popular Market Town
of Carnforth
On Street Parking
Rear Enclosed Yard
Walking Distance Local Shops and Amenities
Nearby Bus, Rail and M6 Links
Primary and Secondary Schools Nearby
Ultrafast Broadband Available*



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Ultrafast
Broadband



On Street Parking

Property Reference: CR2481



Living Room



Living/Dining Room



Kitchen



Utility

Step into the property and turn right into the inviting living room, which benefits from dual-aspect windows, stylish wood flooring, two charming focal fireplaces, and a bay window. This versatile space comfortably accommodates a dining table, chairs, and all your furniture needs, with convenient access to the kitchen.

The kitchen features a range of wall and base units, a tiled backsplash, and additional under-stair storage, along with access to the rear yard. An added bonus is the separate utility room, complete with extra units, plumbing for a washing machine, and space for a fridge-freezer. From the utility room, you'll also find the convenience of a downstairs toilet.

On the first floor, the property offers three well-proportioned bedrooms, including two spacious doubles and a comfortable single, each providing ample space to accommodate your furniture and personal touches. The bathroom completes the home, featuring tiled flooring and walls, a pedestal sink, a toilet, and a bath with an overhead shower.

Externally, the property offers convenient on-street parking along Alexandra Road. To the rear, you'll find a low-maintenance yard.

Accommodation with approximate dimensions

Living Room 10' 11" x 10' 10" (3.33m x 3.3m)

Dining Room 13' 11" x 11' 2" (4.24m x 3.4m)

Kitchen 11' 3" x 7' 10" (3.43m x 2.39m)

Utility 8' 1" x 5' 11" (2.46m x 1.8m)

Bedroom One 10' 11" x 14' 6" (3.33m x 4.42m)

Bedroom Two 14' 0" x 8' 8" (4.27m x 2.64m)

Bedroom Three 5' 9" x 7' 9" (1.75m x 2.36m)

Property Information

Tenure Freehold

Council Tax Band B

Services Mains gas, electricity, water and drainage.
Ultrafast broadband available.

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

Directions From the Hackney & Leigh Carnforth office, turn right and travel north on Market Street, turning right at the traffic lights onto Lancaster Road. At the second set of traffic lights, turn left onto Alexandra Road and the property is located on the right hand side.

What3Words ///adopters.compiler.awakes

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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



Bedroom Two



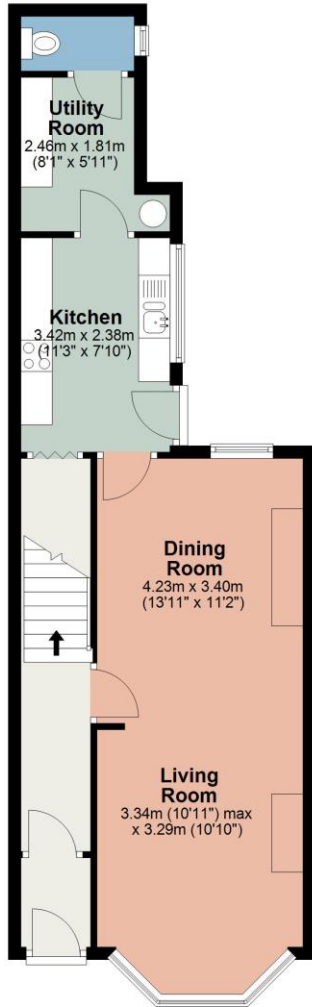
Bathroom



Yard

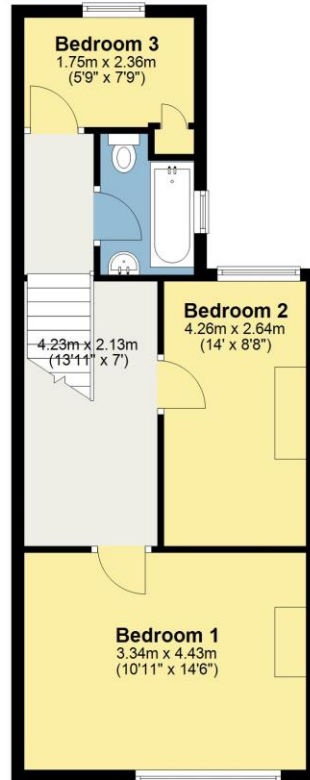
Ground Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



Total area: approx. 97.8 sq. metres (1053.2 sq. feet)

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. 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 19/11/2024.