



Carnforth

£310,000

65 Camborne Avenue, Carnforth, Lancashire, LA5 9TS

Welcome to your dream home, an exceptional link detached family residence that perfectly combines style, space, and functionality. Recently updated throughout, the property boasts a stunning kitchen, elegant décor, and a beautifully landscaped garden, making it the ideal modern living space.

Quick Overview

- Immaculate Link Detached Home
- Updated Through Out
- Open Plan Living Space.
- Garden with patio and mature trees.
- Sought After Location
- Parking for 2-3 cars and a garage for storage.
- Close to Local Amenities
- Move-in ready with a perfect balance of style and functionality.
- Great Transportation Links
- Ultrafast* Broadband Available



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Ultrafast
Available*



Off Road parking

Property Reference: C2479



Living Room



Living Room



Kitchen



Dining Kitchen

Camborne Avenue is conveniently located to nearby local amenities and is a short 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. 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

On entering the property, you are greeted by a warm and inviting hallway with a convenient downstairs cloakroom. To the right, there is a spacious living area, . The open-plan living, dining, and kitchen area is perfect for relaxation or entertaining guests it is the highlight of the home, offering an immaculate and seamless design. The kitchen is well-planned, featuring a range of base units with solid worktops and integrated appliances, including an under-counter fridge, dishwasher, and range oven with a 5 ring hob. The dining area flows effortlessly to the garden through patio doors, and a separate utility room adds practicality to this already functional space.

Upstairs, the property offers three well-appointed bedrooms. The main bedroom is a spacious double with built-in storage, while the second bedroom is currently used as a dressing room but could easily be adapted to suit your needs. The third bedroom, overlooking the front aspect, is versatile and can function as a home office or a single bedroom. The recently renovated family bathroom is fitted with a bath, overhead shower, pedestal wash basin, and low-level WC, providing a modern and fresh feel.

Outside, the front of the property features parking space for two to three cars and a garage for additional storage. The rear garden is a standout feature, with a covered patio seating area, a well-maintained lawn, and mature trees. This outdoor space is perfect for family gatherings, entertaining friends, or simply enjoying the tranquility of nature.

This stunning home offers a blend of contemporary style and practicality, making it ready to welcome its new owners.



Living Room



Kitchen



Landing



Bedroom Two



Bedroom Three



Bathroom

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C Lancaster City Council

Services Mains gas, water, drainage and electricity.

Energy Performance Certificate 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 proceed north on Market Street, turning right at the traffic lights on to Lancaster Road. Follow the road through Carnforth, to a mini roundabout and turn right into Longfield Drive. take the second turning on the right on to Redruth Drive then the first right onto Camborne Avenue follow the road down and no 65 is located on the left

What3words ///stated.bunks.activity

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



Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

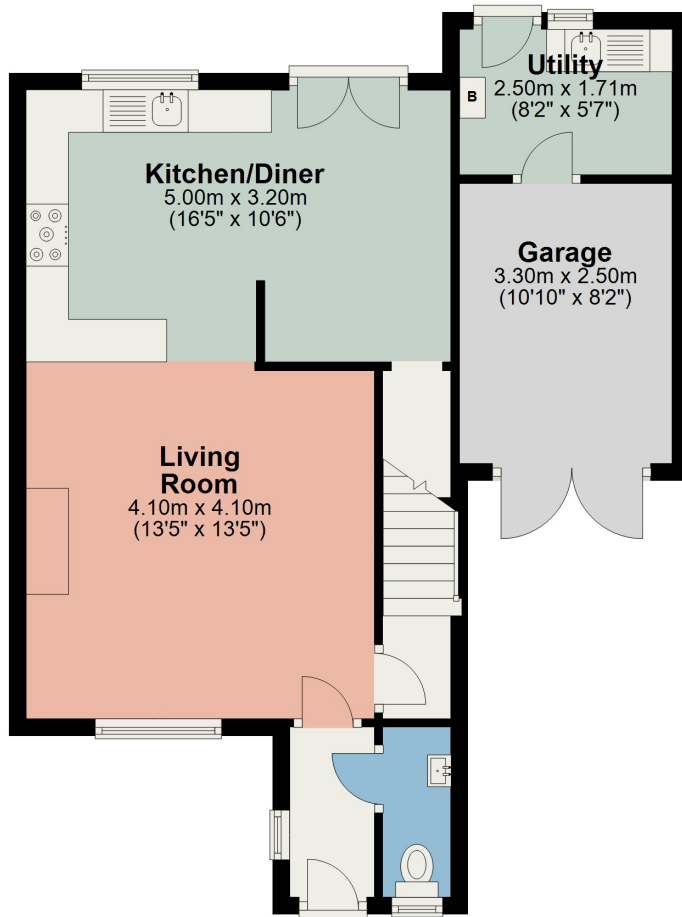


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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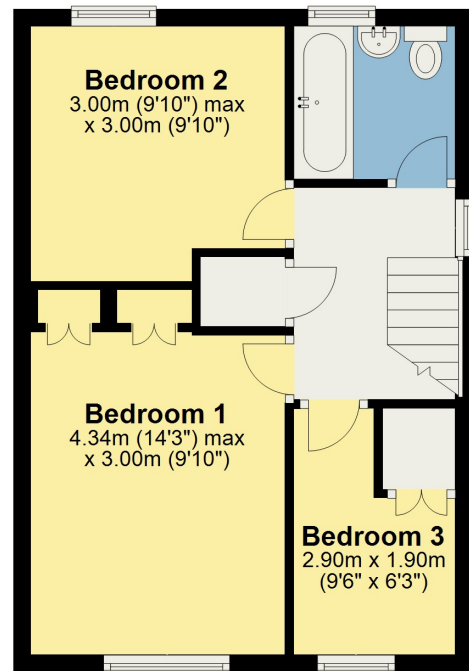
Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 91.4 sq. metres (984.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and areas before making any decision about the property.

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 22/11/2024.