



Carnforth

Auction Guide Price £115,000

15 Pond Terrace, Carnforth, Lancashire, LA5 9BL

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

Ideally positioned in the heart of the popular market town of Carnforth, this property offers convenient access to local amenities, excellent transport links, and well-regarded schools - all within walking distance. It provides a wonderful blank canvas and an ideal opportunity for first-time buyers or growing families alike.

Quick Overview

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'
Traditional End Terraced Home

Perfect First Time Buy or Family Home

Three Bedrooms

Bathroom and Additional W.C.

Recent Electrical Rewire

Rear Patio Garden

No Chain Delay

Nearby Bus, Rail and M6 Links

Walking Distance to Local Shops and Amenities



3



1



1



D



Ultrafast
Broadband



Living Room



Kitchen



Kitchen



Bedroom One

Carnforth is a traditional market town in north Lancashire, surrounded by countryside and located close to the coast and the Lake District National Park. The town is known for its strong sense of community and historical significance. It offers a good range of local amenities, including shops, supermarkets, doctors, pubs, and both primary and secondary schools.

Step into this inviting home and be welcomed by its fresh, neutral décor—an ideal canvas ready for your personal touch. The spacious living room features brand-new carpeted flooring, a large front-facing window that fills the space with natural light, and ample room for all your furnishings.

Continue into the kitchen, fitted with a range of classic wood base and wall units, a tiled splashback, and complementary worktops. There's plenty of room for a freestanding fridge and oven, as well as plumbing for a washing machine. From the kitchen, you'll find access to the cellar, a perfect solution for additional storage.

The kitchen flows through to the bathroom, which is fitted with a three-piece suite, including a WC, pedestal sink, and a bath with an overhead waterfall shower and an additional handheld attachment. The space is finished with tiled surrounds, aqua panelling, and a heated towel rail.

To the first floor, you'll discover three generously sized bedrooms, each featuring new carpets and white walls. For added convenience, there's also a second WC on this floor.

Outside, the rear of the property boasts a charming paved, walled garden complete with a shed and wooden gate.

Accommodation with approximate dimensions

Living/Dining Room 17' 4" x 12' 2" (5.28m x 3.71m)

Kitchen 12' 9" x 8' 10" (3.89m x 2.69m)

Bathroom

Cellar 16' 9" x 11' 4" (5.11m x 3.45m)

Bedroom One 12' 6" x 8' (3.81m x 2.44m)

Bedroom Two 8' 11" x 8' 8" (2.72m x 2.64m)

Bedroom Three 8' 10" x 7' 6" (2.69m x 2.29m)

W.C.

Tenure Freehold

Council Tax Band A - Lancaster City Council

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

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

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.



Bedroom Two



Bedroom Three



Bathroom



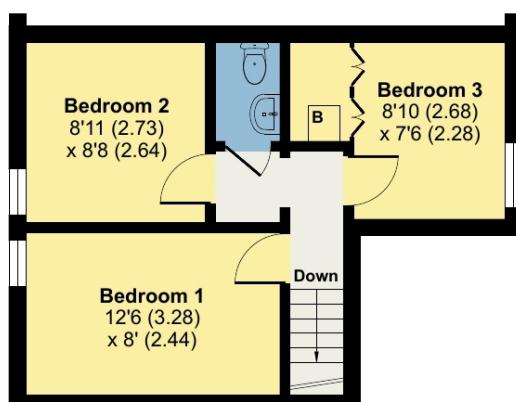
Rear Yard

Pond Terrace, Carnforth, LA5

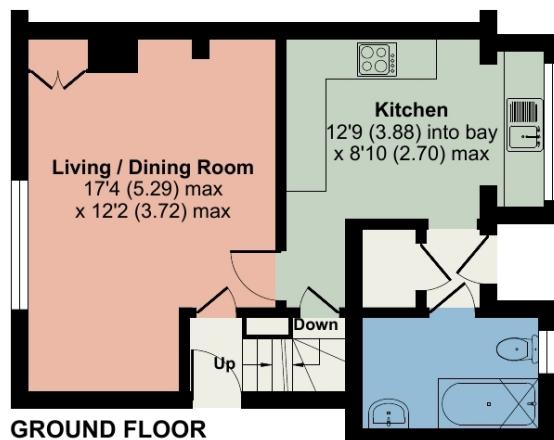


Approximate Area = 1117 sq ft / 103.7 sq m

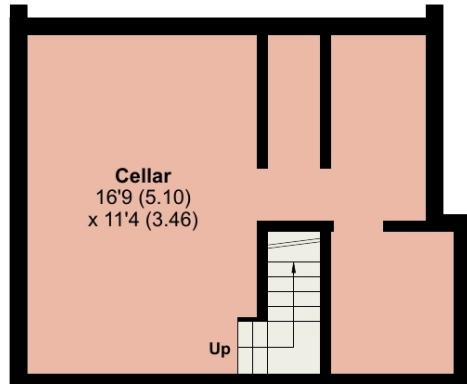
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1280774

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