



Carnforth

£115,000

11 Mary Street, Carnforth, LA5 9HJ

An exciting opportunity to own a beautifully presented, modern one-bedroom terraced home in the heart of Carnforth. 11 Mary Street has been thoughtfully renovated to a high standard, creating a stylish yet welcoming space that's perfect for first-time buyers, downsizers, or anyone seeking a cozy home with character.

Quick Overview

One Bedroom Terrace Home
Newly Renovated Throughout
Generous Bedroom & Bathroom
Stunning Feature Fireplace
Contemporary Kitchen
Ideal for First-time Buyers
Two Convenient Sheds
Close to Local Amenities
Excellent Transport Links
Superfast* Broadband Available



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Superfast
Broadband*



On Road
Parking

Property Reference: C2604



Living Room



Living Room



Kitchen



Kitchen

Carnforth is a friendly and well-connected town, offering an excellent blend of local amenities, countryside charm, and transport links. With a range of independent shops, cafés, and supermarkets, daily conveniences are close at hand, while the nearby coastline and surrounding countryside provide wonderful opportunities for walking and outdoor pursuits. Carnforth railway station offers direct links to major towns and cities, making it ideal for commuters, and the town's strong sense of community makes it a welcoming place to call home.

Step through the front door into the lounge, a bright yet snug room designed for relaxation. A charming feature fireplace with eye-catching decorative tiles adds personality and warmth, making this an ideal spot to unwind. The lounge flows seamlessly into the kitchen at the rear of the property, which is fitted with a range of contemporary wall and base units, complementary worktops, a striking black sink, integrated oven, and four-ring gas hob. There is ample space for a freestanding fridge freezer and washing machine, along with direct access to the rear of the property.

Upstairs, the first floor offers a useful storage cupboard, ideal for coats, shoes, and everyday essentials. The bathroom is a generous and well-designed space, featuring a corner bath, walk-in shower, wash basin, and WC, all complemented by distinctive Italian feature tiles that add a touch of luxury. The bedroom is a comfortable and well-proportioned double, enhanced by stylish panelling and a front-facing window that allows plenty of natural light.

Externally, the property benefits from a shared rear lane and two practical sheds, perfect for storing garden furniture, bikes, or outdoor equipment.

A turn key property that you don't want to miss.

Accommodation (with approximate dimensions)

Living Room 12' 10" x 12' 3" (3.91m x 3.73m)

Kitchen 12' 10" x 8' 9" (3.91m x 2.67m)

First Floor Landing 2' 4" x 6' 2" (0.71m x 1.88m)

Bedroom 12' 11" x 12' 2" (3.94m x 3.71m)

Bathroom 7' 11" x 8' 11" (2.41m x 2.72m)

Garden Sheds

Property Information

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 12th November 1948.

Services Mains gas, water and electricity.

Council Tax Band A - Lancaster City Council.

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 left onto Warton Road and continue straight, under the railway bridge toward Millhead. Once you go over the small Canal bridge, take the second right onto Rupert Street, then the second left onto Mary Street. Number 11 is towards the end and can be located by our Hackney & Leigh 'For Sale' sign.

What3Words //method.compliant.diplomat

Viewings Strictly by appointment with Hackney & Leigh.

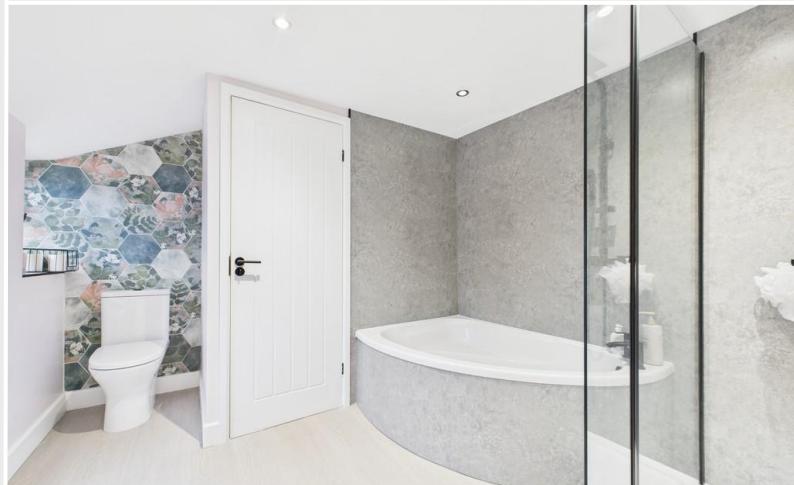
Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a 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



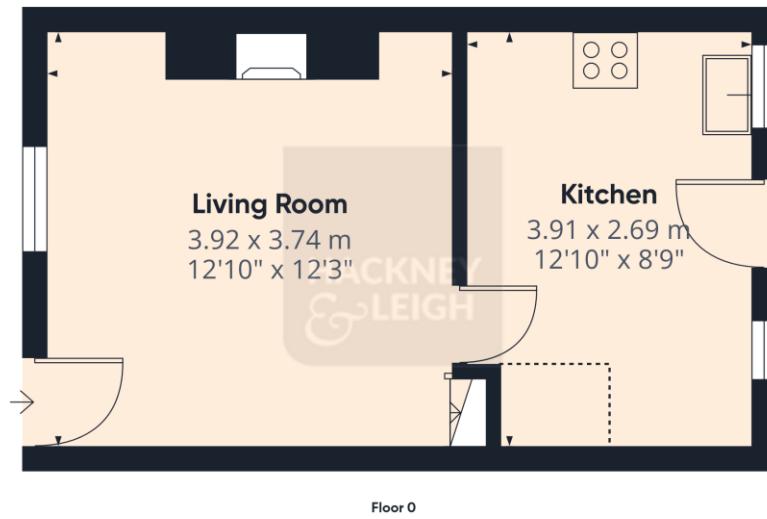
Bathroom



Bathroom



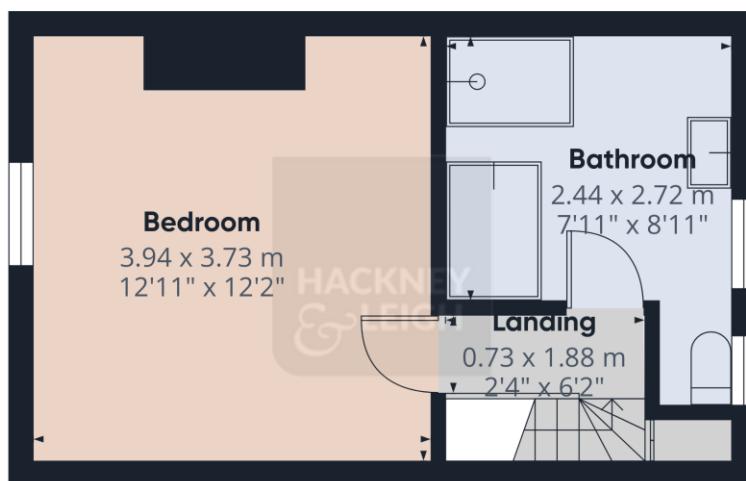
Garden Sheds



Approximate total area⁽¹⁾

48 m²
517 ft²

Reduced headroom
0.8 m²
8 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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