



Carnforth

£295,000

41 Camborne Avenue, Carnforth, Lancashire, LA5 9TS

Positioned on a quiet cul-de-sac in the popular area of Crag Bank in Carnforth, 41 Camborne Avenue has been updated by the current owners and offers a move-in ready family home. Renovated to a high standard throughout, this property is not one to miss.

Quick Overview

- Three Bedroom Link Detached House
- Quiet Cul-De-Sac Location
- South Facing Garden
- Off Street Parking for Two Cars
- Garage with Power and Light
- Ground Floor W.C.
- Two Double Bedrooms and a Single
- Move-In Ready Condition
- Walking Distance to Local Amenities and Transport Links
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2631



Entrance



W.C.



Living Room



Kitchen

Carnforth is a market town in Lancashire, known for its friendly community and convenient location. It offers a range of local shops, schools, and amenities, with excellent transport links including the nearby M6 and a mainline railway station.

Step into the property via a welcoming hallway area, with a convenient downstairs W.C. to the left. Continue into the living room which features a focal media wall with an electric fire, herringbone flooring, and stylish black accents, creating a cosy yet contemporary space.

From here, the open-plan kitchen/dining area is ideal for entertaining, fitted with anthracite matte handleless cabinetry, a Quartz worktop, and a range of integrated appliances including a microwave, oven, hob, dishwasher, and fridge-freezer. Double doors lead into the conservatory, currently used as a utility space with plumbing for a washing machine and space for a dryer, which provides access to the garden.

The first floor offers three bedrooms and a handy storage cupboard on the landing. Bedroom one is a good-sized double and includes built-in wardrobes, bedroom two is also a double, and the third a single, all neutrally decorated. The bathroom is finished with matching grey floor and wall tiles and a white three-piece suite with a bath, waterfall shower head and separate handheld attachment, a vanity sink, and matte black fittings.

Externally, the property benefits from a garage with power and lighting, which houses the boiler, as well as a south-facing rear garden with paved and lawned areas, plus a raised flower bed which blooms from Spring. Access to the front is available via the side of the house, with a low-maintenance stoned frontage offering an additional parking space alongside the driveway in front of the garage.



Living Room



Kitchen



Conservatory/Utility



Landing



Bedroom Two



Bedroom Three

Accommodation with approximate dimensions

Entrance Hall 5' 6" x 3' 5" (1.68m x 1.04m)

Downstairs W.C. 6' 8" x 2' 7" (2.03m x 0.79m)

Living Room 15' 8" x 13' 7" (4.78m x 4.14m)

Kitchen Diner 16' 9" x 10' 5" (5.11m x 3.18m)

Conservatory/Utility 8' 10" x 7' 5" (2.69m x 2.26m)

Bedroom One 14' 8" x 9' 11" (4.47m x 3.02m)

Bedroom Two 9' 9" x 9' 11" (2.97m x 3.02m)

Bedroom Three 9' 3" x 6' 11" (2.82m x 2.11m)

Bathroom 6' 11" x 5' 9" (2.11m x 1.75m)

Garage 17' 2" x 8' 4" (5.23m x 2.54m)

Property Information

Tenure Freehold (vacant possession upon completion)

Services Mains gas, water and electricity.

Council Tax Band C - 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 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 to the end of the street bearing left and No. 41 is located on your left hand side.

What3Words ///slate.coollest.skippers

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

N.B. Please note that, under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, the seller of this property is a 'Connected Person' as defined by the Act.



Bedroom One



Bathroom



Garden



Garden

Request a Viewing Online or Call 01524 737727

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Viewings available 7 days a week including evenings with our dedicated viewing team

Call **01524 737727** or request online.

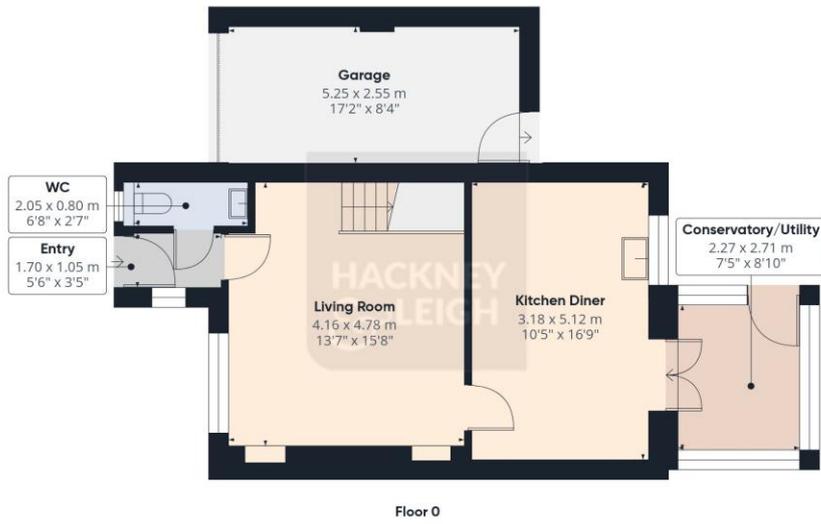


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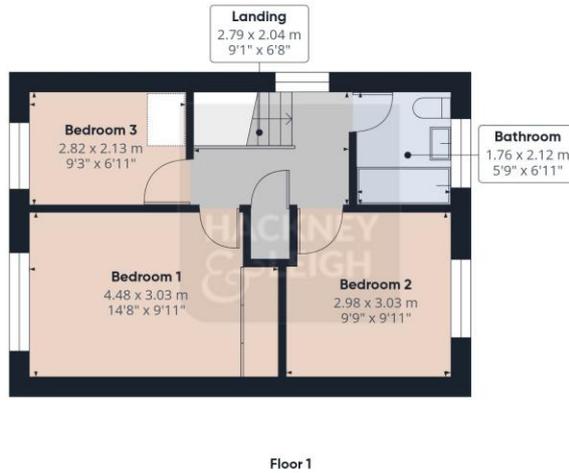


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Approximate total area^m
 94.6 m²
 1018 ft²



(1) Excluding balconies and terraces.

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

GIRAFFE360



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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 02/03/2026.