

## Carnforth

£159,000

44 Hill Street, Carnforth, Lancashire, LA5 9DY

A traditional three-bedroom terraced home, ideally suited to first-time buyers, families or investors alike. Conveniently positioned close to a range of local amenities, transport links and commuter routes, the property offers a fantastic opportunity to create a home tailored to your own style and requirements.

With a versatile layout, low-maintenance rear patio and the added benefit of a garage, this property offers both practicality and potential. An excellent opportunity in a convenient location and one not to be missed.

### Quick Overview

- Traditional Terraced Home
- Three Bedrooms
- Rear Patio And Garage
- No Chain Delay
- Ideal First Home Or Investment
- Close to Commuter Links
- Local Amenities Nearby
- Scenic Walks From The Doorstep
- Well Regarded Schools In Walking Distance
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2715



Living Room



Kitchen Diner



Bathroom



Bedroom One

Carnforth is a traditional market town ideally situated close to the Lancashire and Cumbria border, offering excellent access to the stunning Lake District National Park and surrounding countryside.

The town provides a comprehensive range of local amenities to cater for everyday needs, including doctors' surgeries, pharmacies, schools, supermarkets and a railway station. The M6 motorway is also easily accessible, making Carnforth an excellent base for commuters and those wishing to explore the wider region.

44 Hill Street enjoys a convenient and central position, with a range of local amenities within easy reach. The main bus route is just a few minutes' walk away, while Carnforth Railway Station and the M6 motorway are also readily accessible.

For those who enjoy the outdoors, the nearby Lancaster Canal provides a picturesque setting for scenic walks, with the surrounding countryside offering further opportunities to enjoy the beautiful local landscape.

Stepping into the property, you are welcomed into a bright and spacious living room, benefiting from dual-aspect windows which allow plenty of natural light to fill the room. A feature fireplace provides an attractive focal point and adds character to this comfortable space.

From the living room, you continue through to the kitchen diner, which offers a good degree of practicality and potential. The kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks, a built-in electric oven and gas hob. A breakfast bar provides useful additional seating and preparation space, while there is also scope to reconfigure the layout to accommodate a dining table, should the breakfast bar be removed.

From the kitchen, stairs lead down to the lower level where there are two useful rooms with restricted head height. These spaces provide excellent additional storage, for outdoor equipment, household items and other belongings. The room also has plumbing and electric for a washing machine and dryer.

Heading upstairs, the property provides three bedrooms, offering flexibility for a variety of requirements. The principal bedroom is positioned to the front of the property and benefits from a built-in storage cupboard. Bedroom two is situated to the rear and is a comfortable small double, enjoying views over the rear of the property. Bedroom three is centrally positioned and benefits from views towards the Lancaster Canal. This versatile room could make an ideal home office, nursery, dressing room or occasional bedroom. The accommodation is completed by a three-piece family bathroom, comprising a WC, wash hand basin and bath with an overhead shower.

To the rear of the property, a side pathway provides convenient access to the enclosed rear patio area. The patio offers a low-maintenance outdoor space and, subject to the buyer's requirements, could also provide off-road parking if desired.

The property further benefits from a garage, providing useful additional storage, along with a separate walled area featuring a selection of established plants and shrubs, adding a pleasant touch of greenery to the outdoor space.

While the property would benefit from some updating and modernisation, it represents an excellent opportunity for a purchaser looking to put their own stamp on a spacious home in a sought-after location. With its well-proportioned accommodation, useful storage, rear patio and convenient position this could make a lovely home for a first-time buyer, family or investor.

#### Accommodation with approximate dimensions

**Living Room** 15' 6" x 13' 3" (4.72m x 4.04m)

**Kitchen Diner** 15' 6" x 12' 6" (4.72m x 3.81m)

**Store Room One** 15' 8" x 9' 8" (4.78m x 2.95m)

**Store Room Two** 15' 9" x 13' 8" (4.8m x 4.17m)

**Bedroom One** 12' 5" x 9' 3" (3.78m x 2.82m)

**Bedroom Two** 9' 6" x 9' 7" (2.9m x 2.92m)

**Bedroom Three** 9' 6" x 7' 0" (2.9m x 2.13m)

**Bathroom** 5' 11" x 6' 8" (1.8m x 2.03m)

**Garage**

#### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Lancaster City Council - Band B.

**Services** Mains gas, water 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. At the traffic lights, turn right onto Lancaster Road and proceed along this road for a short while, before taking the left hand turning into Stanley Street. This road leads onto Hill Street, where there the property can be found at the bottom of the hill on the right hand side.

**What3Words** ///galloped.aviation.homing

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.



Bedroom Two



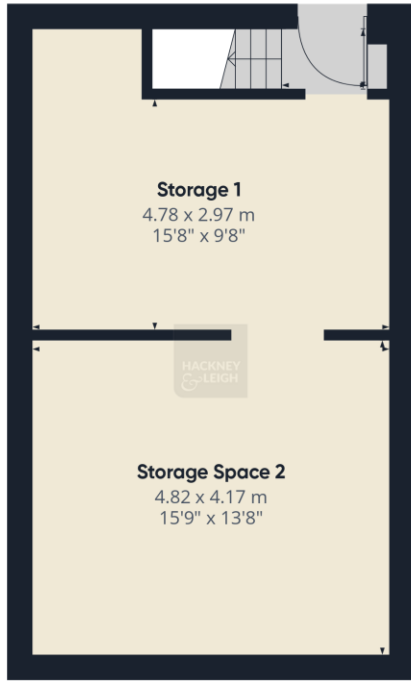
Bedroom Three



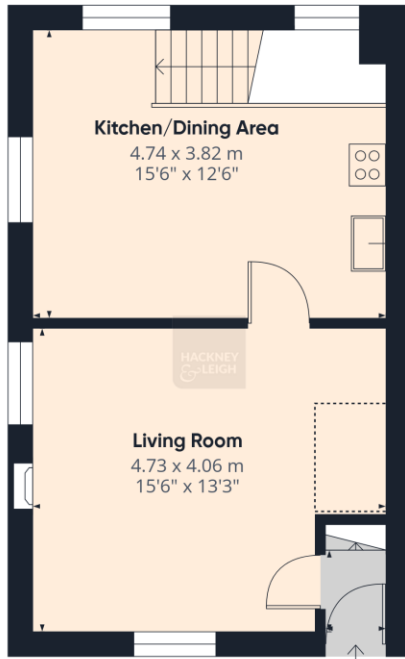
Patio



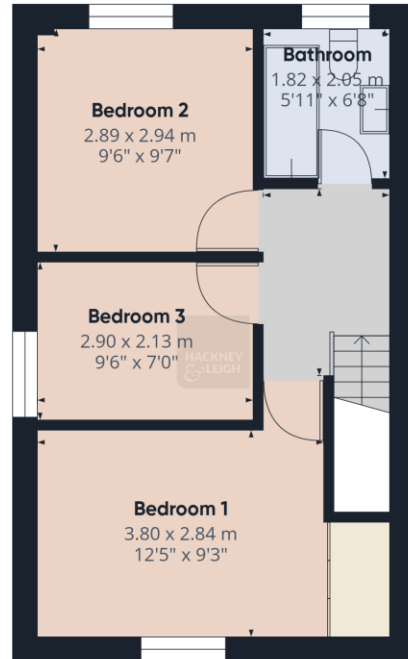
Garage



Floor 0



Floor 1



Floor 2



Approximate total area<sup>m</sup>

108.4 m<sup>2</sup>  
1168 ft<sup>2</sup>

Reduced headroom

21.1 m<sup>2</sup>  
228 ft<sup>2</sup>

(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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