

Carnforth

£165,000

11 Preston Street, Carnforth, LA5 9BY

Welcome to 11 Preston Street, a charming two-bedroom mid-terrace home ideally positioned in the heart of Carnforth. This well-presented property offers a modern kitchen and bathroom, two bedrooms and a lovely rear garden, with local shops, amenities and excellent transport links all within easy walking distance. A fantastic opportunity for first-time buyers, downsizers or investors alike, this conveniently located home is well worth a closer look.

Quick Overview

Two Bedroom Mid-Terraced House
Modern Kitchen & Additional Utility Room
Thoughtfully Renovated Throughout
Cellar with Light & Power
Ideal for First-time Buyers or Investors Alike
Well Maintained Rear Garden
Ready To Move Into
Close to Local Amenities
Excellent Transport Links
Ultrafast Broadband Available*



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Ultrafast
Broadband



On Street
Parking

Property Reference: C2717



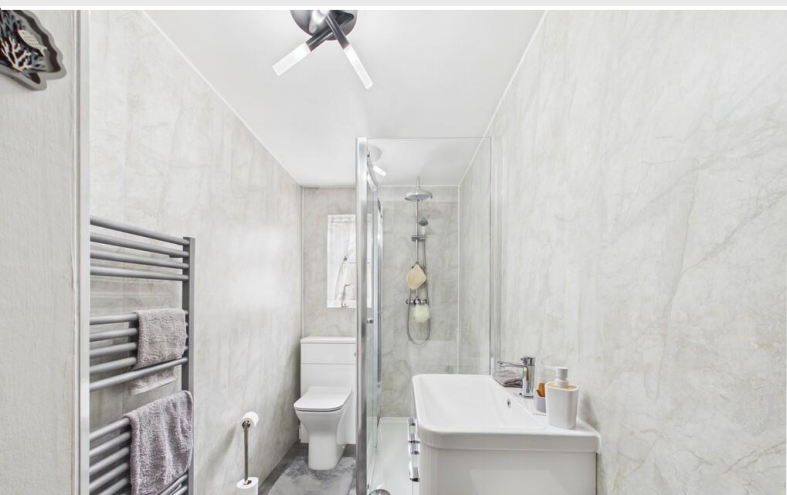
Living Room



Kitchen



Utility



Bathroom

Carnforth is a traditional market town located in the north of Lancashire, surrounded by stunning countryside and just a short distance from the coast and the Lake District National Park. Known not only for its friendly community but also its rich history, the town has ample local amenities, including shops, supermarkets, doctors, and pubs, along with secondary and primary schools.

The town has excellent transport links within easy reach with access to the M6 motorway and a mainline railway station connecting to major cities North and South.

Step in through the front door into the welcoming living room, a cosy and inviting space to relax and unwind with a front aspect window flooding the room with natural light. Neutrally decorated allowing the new owner to put their stamp on it.

Flowing through the ground floor, the stylish kitchen has been thoughtfully designed with a range of wall and base units, complimented by butcher block style worktops. Integrated appliances include induction hob with extractor fan and matching splashback, oven, microwave and 1.5 sink with drainage. There is ample space for a dining table and further appliances including fridge/freezer and under counter dishwasher. Access from the kitchen leads down into the cellar, a convenient storage space complete with power and lighting.

To the rear of the property, the utility room is fitted with further units, worktop and plumbing/space for washer and dryer while also acting as an ideal cloakroom for shoes and coats.

Ascending to the first floor, you'll discover two generous bedrooms. Bedroom one has a front outlook and is a double room. Whilst bedroom two is a well-appointed single, ideal as a nursery, home office or dressing room with rear aspect window.

The bedrooms are serviced by the contemporary bathroom, fitted with a three piece suite comprising a generous shower enclosure, WC and vanity sink. The bathroom also houses the boiler.

At the rear of the property, you'll find a well-designed, low-maintenance garden, split across three levels with flower bed borders - an ideal spot for outdoor dining, relaxing in the sun, or entertaining guests. A gated access leads to the side alley for added convenience.

Accommodation (with approximate dimensions)

Living Room 11' 1" x 12' 8" (3.38m x 3.86m)

Kitchen 10' 11" x 12' 8" (3.33m x 3.86m)

Utility 6' 8" x 5' 4" (2.03m x 1.63m)

Cellar 10' 3" x 12' 6" (3.12m x 3.81m)

First Floor

Bedroom One 8' 4" x 11' 10" (2.54m x 3.61m)

Bedroom Two 8' x 7' 5" (2.44m x 2.26m)

Bathroom 11' x 5' (3.35m x 1.52m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band A - Lancaster City Council

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 and Leigh Carnforth office, turn right and right again onto New Street. Take the first left onto Preston Street. Number 11 is towards the end on the right hand side.

What3Words ///herring.downfield.speedy

Viewings Strictly by appointment with Hackney & Leigh.

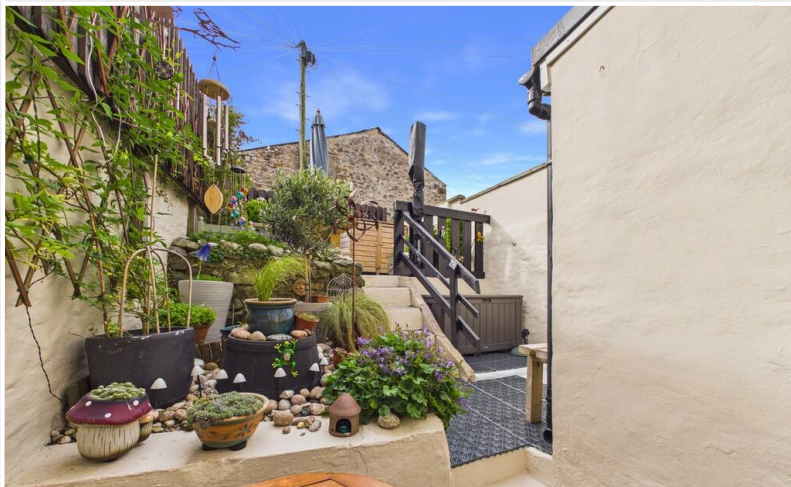
Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



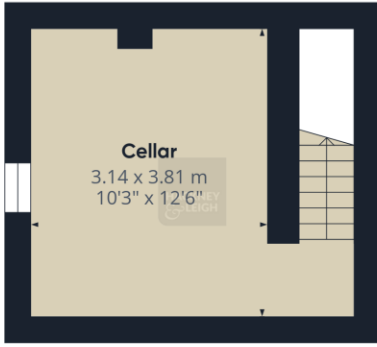
Bedroom Two



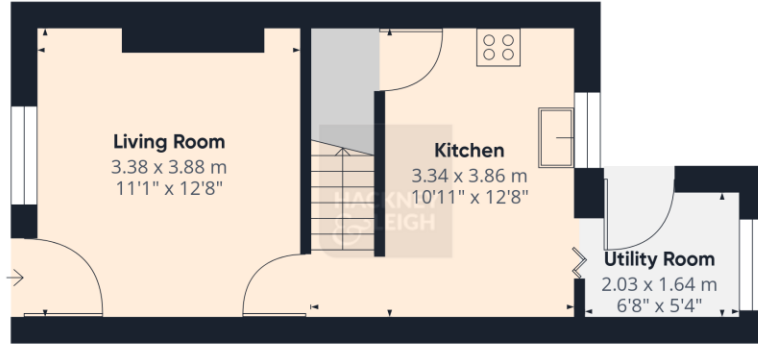
Garden



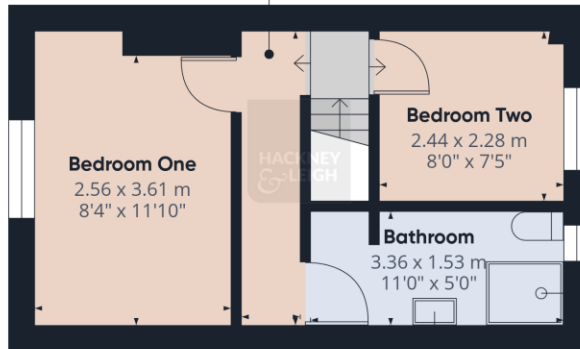
Garden



Floor 0



Floor 1



Floor 2



Approximate total area^m
68.6 m²
739 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.

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