



Carnforth

£165,000

2 Edward Street, Carnforth, Lancashire, LA5 9DA

A charming Victorian end terrace home offering spacious and versatile living accommodation, well-appointed bedrooms and a convenient location within the popular market town of Carnforth. Situated just a stone's throw from local shops and transport links, the property combines period charm with practical living space and benefits from an additional loft room, enclosed rear yard and outhouse/garage.

Quick Overview

Victorian End Terraced House
Two Bedrooms
Open Plan Living Spaces
Additional Loft Room
Offered With No Chain
Ideal for First-time Buyers and Investors
Secure Rear Yard and Outhouse/Garage
Conveniently Located Near Everyday
Amenities
Excellent Transport Links
Ultrafast Broadband Available*



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Ultrafast
Broadband

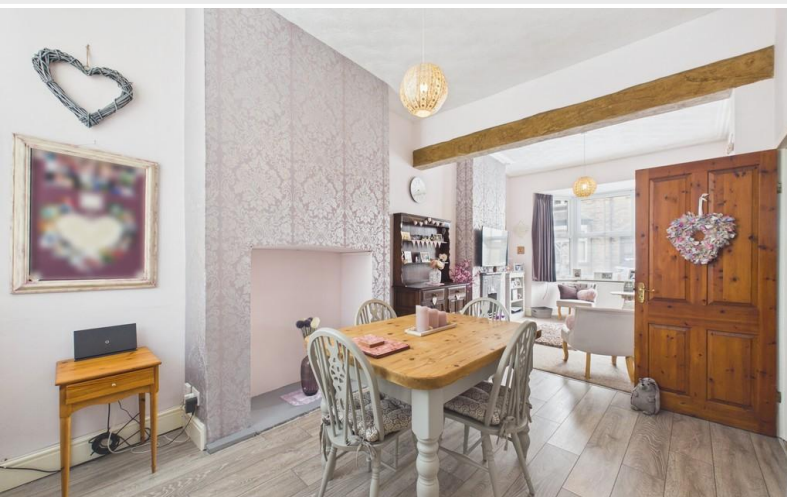


On Street
Parking

Property Reference: C2714



Living Room



Dining Room



Kitchen



Bedroom One

Stepping through the front door, you are welcomed into the entrance hall, providing access to the accommodation beyond. To the front of the ground floor is the spacious living room, providing a comfortable and inviting space in which to relax, unwind or spend time with family and friends. The room benefits from a large front-facing bay window, allowing natural light to fill the space, while the open-plan connection into the dining room creates a sociable and flowing living environment. To the rear of the property is the galley-style kitchen, fitted with a range of wall and base units with complimentary worktops. Integrated appliances include an oven, four-ring gas hob with extractor and sink with drainage. There is further room for an under counter fridge, freezer or washing machine.

To the first floor, the property offers two well-proportioned bedrooms. The principal bedroom is a generous room with a front aspect window, while the second bedroom is positioned to the rear and benefits from a rear aspect window. The bathroom is fitted with a four-piece suite comprising a shower enclosure, fitted bath, WC and wash basin.

The second floor provides an additional loft room, offering a versatile space which could be used in a variety of ways to suit the needs of the new owner, whether as a cosy snug, home office, playroom or useful additional storage space.

Externally, the property benefits from an enclosed rear yard, providing a pleasant outdoor seating area and a private space to enjoy. An outhouse provides useful additional storage.

Carnforth is a traditional market town situated in the north of Lancashire, surrounded by beautiful countryside and within easy reach of the coast and the Lake District National Park. The town has a friendly community atmosphere and a good range of local amenities, including shops, supermarkets, doctors and pubs, together with both primary and secondary schools.

The town also benefits from excellent transport links, with easy access to the M6 motorway and a mainline railway station providing connections to major cities both north and south. Combining convenient everyday amenities with access to some of the region's most beautiful countryside, Carnforth offers an appealing setting for those looking to make their home in this well-connected Lancashire market town.

Accommodation (with approximate dimensions)

Living/Dining Room 10' 3" x 26' 2" (3.12m x 7.98m)

Kitchen 6' 6" x 12' 6" (1.98m x 3.81m)

First Floor

Bedroom One 14' x 9' 3" (4.27m x 2.82m)

Bedroom Two 7' 9" x 13' 7" (2.36m x 4.14m)

Bathroom 6' 4" x 12' 7" (1.93m x 3.84m)

Loft Room 12' 10" x 19' 2" (3.91m x 5.84m)

Outhouse/Garage 13' 4" x 10' (4.06m x 3.05m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band B - 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 and the first right, onto Edward Street. The property is situated on the left hand side on the corner of Preston Street and Edward Street

What3Words ///widgets.conquest.corrects

Viewings Strictly by appointment with Hackney & Leigh.

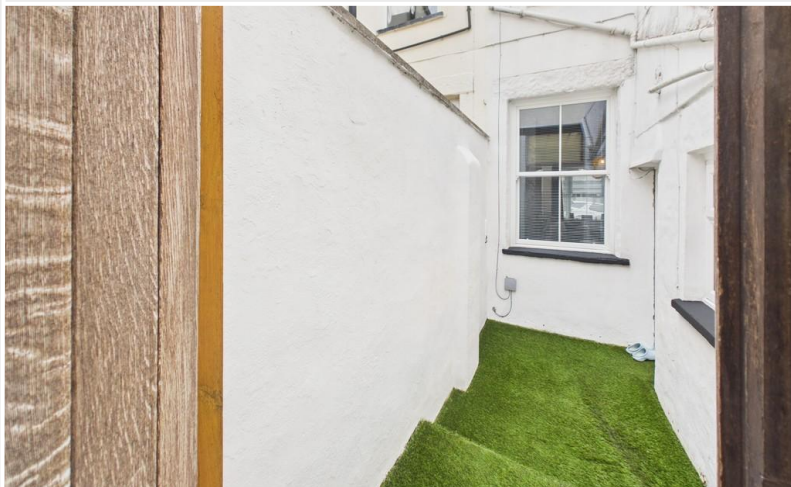
Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a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



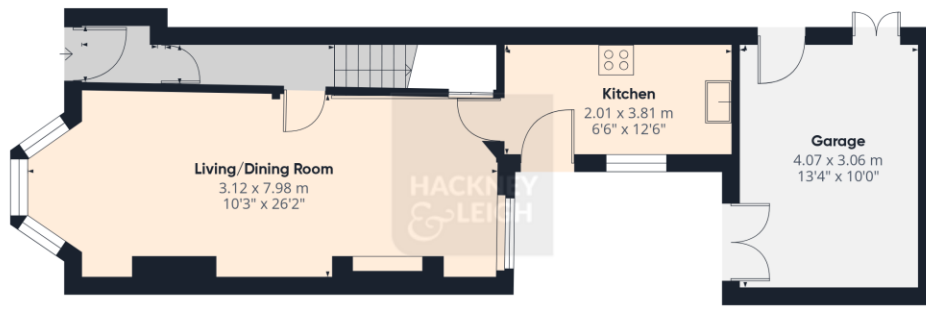
Bathroom



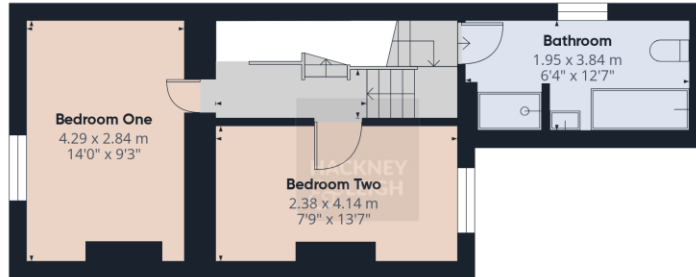
Rear Yard



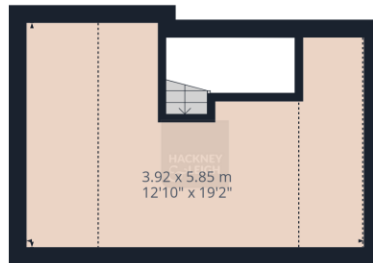
Garage



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

100.9 m²
1087 ft²

Reduced headroom

9.3 m²
100 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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