HOUSECLUB
ESTATE AGENCY

25 Hard Knott Rise, Carnforth, LA5 9BJ

£140,000

Inside The Home

Entered via an Entrance Porch, the property leads into a generous Hallway, providing a welcoming introduction to the accommodation. The spacious Living Room offers a comfortable and inviting setting, centred around a feature fireplace. The Kitchen provides ample storage and is fitted with a range of wall and base units with complementary worktops over, together with integrated appliances including a four-ring gas hob with extractor above and oven below, as well as an integrated fridge freezer.

The generous double Bedroom features a range of fitted wardrobes and a dedicated vanity area whilst the three-piece Bathroom suite is complemented by a jacuzzi bath, creating a relaxing space to unwind.

A versatile walk-in Store Room provides valuable additional storage and could also be utilised as a small Home Office or Study, subject to the buyer’s requirements. The Utility Room offers plumbing for a washing machine, space for a tumble dryer and houses the modern gas central heating boiler, which is serviced annually.

The property has been well maintained throughout it;s current ownership, with newly installed UPVC double glazed windows fitted in August 2026. The home also benefits from CCTV cameras, which are currently in operation and may be retained by the purchaser if desired.

Offering a superb blend of comfort, practicality and easy, low-maintenance living, this attractive true bungalow is sure to appeal to a variety of buyers and is offered to the market with No Chain.

Let's Take A Closer Look At The Area

Ideally situated on the outskirts of Carnforth, this property offers excellent access to a wide range of local amenities, making it an attractive choice for those seeking convenience and connectivity. The town provides a selection of independent shops, cafés, restaurants, three supermarkets and everyday services, including Carnforth railway station, providing access to the West Coast Main Line. The M6 motorway is also readily accessible, offering excellent links throughout Lancashire and further afield. The surrounding area is well known for its attractive countryside and proximity to the Yorkshire Dales and Areas of Outstanding Natural Beauty which include Silverdale and Arnside, perfect for those who enjoy the great outdoors. With its blend of local amenities, transport links and beautiful surrounding countryside, this well-positioned home is not to be missed.

Let's Step Outside

Externally, the property benefits from residents parking to the front, together with a small, low-maintenance garden. To the rear, a larger than average garden continues the low-maintenance theme, featuring a stone-chipped patio area that provides an ideal space for potted plants, alfresco dining or simply enjoying a morning coffee.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title Number: LA678721.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

The Energy Performance Certificate is available to view online. For further information, please contact our office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

Vaillant

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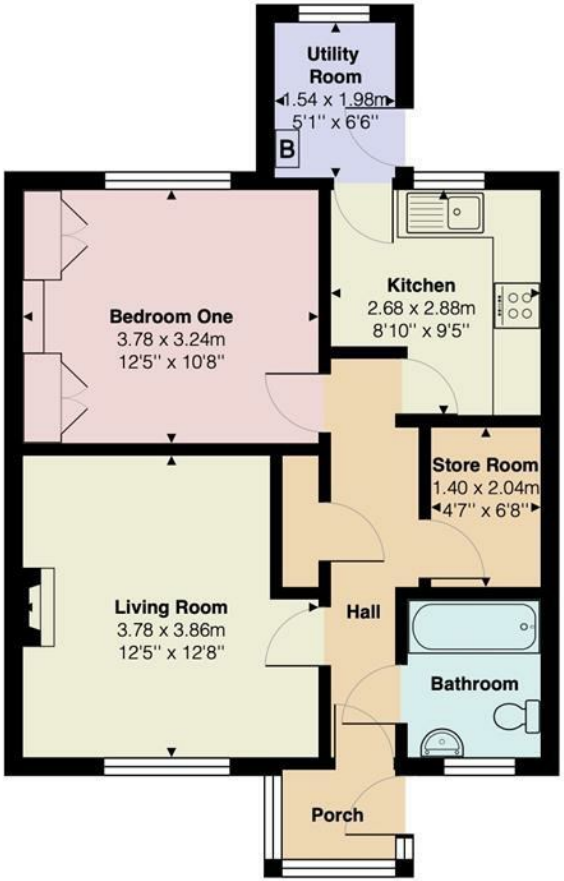
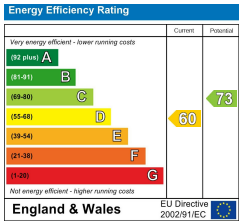


Total Area: 53.2 m² ... 573 ft²



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