



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

11 Stanley Street - Carnforth





## Features

- Offered with no onward chain
- Two bedrooms and first floor bathroom
- Garage with power
- Close to shops and amenities
- Ideal for first time buyers and investors
- Cellar offering additional storage

This charming 2 bed mid-terrace presents an excellent opportunity for first-time buyers or investors. Recently successfully let, it has been freshly updated with brand new carpets downstairs and a stylish, newly fitted kitchen. The ground floor features a welcoming living room, complete with electric stove and a large window that fills the room with natural light. This flows seamlessly into a versatile dining room, which offers convenient access to both the modern kitchen and the spacious cellar below. The brand new kitchen has been thoughtfully designed with light grey wall and base units, wood-effect worktops, tiled flooring, and a window overlooking the private rear garden. A door from the kitchen leads directly outside, making it ideal for indoor-outdoor living and entertaining. Upstairs, the property

offers a generous double bedroom at the front of the house, providing ample space for a double bed and additional furniture. A second, smaller double bedroom is positioned at the rear, located next to the bathroom. The bathroom includes a traditional three-piece suite with bright white tiling and a frosted window, offering great potential for modernisation to suit your own taste. An airing cupboard houses the boiler and provides useful storage. Additional storage is available in the spacious cellar with good headroom and a fully walkable layout, this space is perfect for storing household essentials. Externally, the property benefits from a low-maintenance, fully paved rear courtyard, enclosed by timber fencing to ensure privacy and security. At the far end of the garden is a detached garage with a power supply and accessible via

a side street, which offers flexibility to use as storage, as a workshop, or for possible conversion. Carnforth offers a wide range of independent shops, pubs, cafés and supermarkets with a cricket club and rugby club and 3 golf clubs to enjoy nearby. 3 primary schools and a high school are located within the town and Lancaster and Preston are a short drive away and offer outstanding universities. Lancaster, Morecambe and the M6 motorway are a short distance away bringing the Lake District, the Trough of Bowland and the larger cities of Manchester and Liverpool within easy reach. The wonderful Warton Crag overlooks Carnforth and offers various nature walks along with beautiful walks along the Lancaster canal and the RSPB's Leighton Moss Nature Reserve in Silverdale is a year-round haven for bird-life.



## GROUND FLOOR

**Living room** - Located at the front of the property and accessed directly from the main entrance, this welcoming living room features a charming electric stove, perfect for creating a cosy atmosphere. A generously sized window overlooks the front of the home, allowing natural light to fill the space.

**Dining room** - Positioned at the rear of the property, this versatile dining room flows seamlessly from the living room and provides direct access to both the kitchen and the cellar and benefitting from rear garden views. Beneath the stairs, there is useful space ideal for hanging coats or potentially converting into additional storage.

**Kitchen** - Recently installed by the current vendors, the kitchen is accessed from the dining room and also benefits from a separate door leading out to the garden, providing convenient outdoor access. Fitted with modern light grey wall and base units complemented by wood-effect worktops and a tiled floor, the space offers room for an electric oven and features a window above the sink overlooking the garden.

## FIRST FLOOR

**Bedroom 1** - A generous double bedroom offering ample space for both a bed and additional storage. Light and bright, this welcoming room is located at the front of the property, just off the landing.





Bedroom 2 - A comfortable smaller double bedroom positioned at the rear of the property, conveniently located next to the bathroom.

Bathroom - The bathroom features a traditional three-piece suite comprising a wash basin, WC, and a bath with an overhead shower. Crisp white half-height tiling brightens the space, complemented by a frosted glass window allowing natural light through while maintaining privacy. An airing cupboard houses the boiler and also offers practical storage. With scope for renovation and modernisation, this room presents an excellent opportunity to create a stylish, contemporary bathroom tailored to your taste.

#### LOWER GROUND FLOOR

Cellar - The cellar is accessed via a discreet trap door in the dining room, with steps leading down. With ample headroom, it's fully walkable and provides excellent additional storage, perfect for keeping household essentials.



#### Externally

The property benefits from a low-maintenance, fully paved rear yard, offering a versatile outdoor space perfect for relaxing and entertaining. Enclosed by timber fencing and bordered by a mix of neighbouring properties, this courtyard provides a secure and easily manageable area. A detached garage at the far end offers potential for storage, workshop space, or conversion to suit your needs. Access is available via a side street adding convenience.

Garage - Access to the garage is available from the street at the rear of the property, with an additional side door opening into the garden. The garage is equipped with power, making it ideal for storage or use as a workshop.

#### Useful Information

Tenure - Freehold.

Council tax band - B (Lancaster City Council).

Heating - Gas central heating.

Drainage - Mains.

What3Words location - [///voice.ghosts.proclaims](https://www.what3words.com/voice.ghosts.proclaims)



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Approximate total area<sup>(1)</sup>

81.9 m<sup>2</sup>881 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	67	79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC



## Waterhouse Estate Agents

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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