



Carnforth

£225,000

8 Grosvenor Road, Carnforth, Lancashire, LA5 9DJ

Occupying a large plot on an elevated position with some fabulous far reaching views over to Warton Crag and the Lakeland Fells, 8 Grosvenor Road has been within the same family since the property was built in 1965.

Garage and off road parking, easy maintenance garden, quiet residential road within walking distance of amenities and offering a wonderful opportunity to update and upgrade this three bedroomed family home. Certainly not one to miss!

Quick Overview

- Elevated Position with Far Reaching Views
- Large Plot
- Garage & Off Road Parking
- No Onward Chain
- Large Living / Dining Room
- Quiet Residential Area
- Close to Local Amenities
- Opportunity to Update and Upgrade
- Bright and Light Living Spaces
- Ultrafast 1000Mbps* Broadband



3



1



2



D



Ultrafast
Broadband



Garage and Off
Road

Property Reference: C2277



Living / Dining Room



Living / Dining Room



Kitchen



Bedroom One

Location Located at the northeast end of Morecambe Bay, Carnforth offers much to its residents such as the Leighton Hall, Carnforth Bookshop with over 100,000 second-hand antiquarian books, Carnforth railway station and Nether Kellet's Farmers Market is a must see attraction, held on the second Sunday of every month at the Village Hall. All of these only being short half a mile away from the property, boasting perfect central location. Other amenities such as Tesco supermarket, Aldi and Booths within a mile.

Property Overview Enter into an entrance porch and through a glazed door into the entrance hallway. An open tred staircase greets you and offers space for hallway furniture to suit underneath.

From the hallway follow left into the spacious light and bright large living and dining room. The elevated position on offer is boasted in this room with windows to the front and rear, with the rear window showcasing the fabulous far reaching views towards Warton Crag and the Lakeland Fells. A focal electric fire provides a cosy warmth to those cooler winter months with decorative wooden cladding with inbuilt wooden side shelf.

Continue towards the rear of the property and you will find the kitchen which is equipped with a range of wall and base units, complementary worksurfaces over and bay window at the rear housing the stainless sink unit, you can enjoy the view whilst washing the dishes! Appliances include an Electrolux electric oven and 4 ring gas hob. The garage which houses the boiler can accessed from the kitchen.

To the first floor you will find the bathroom which comprises of panelled bath with electric Mira shower over and shower screen, W.C. and pedestal hand wash basin. The landing space has a window to the side aspect allowing floods of natural light, accessed to the loft space and over stairs. 8 Grosvenor Road has three bedrooms, two doubles and a single which could be used as study or home office if so required. Bedroom two to the rear, has fitted furniture and the elevated position to show off views over the neighbouring rooftops across the countryside over to Warton Crag and the Lakeland Fells.

This much loved three bedroom home is ready and waiting for someone to add their own touch and will tick the boxes for many prospective purchasers.

Accommodation (with approximate dimensions)

Kitchen 10' 2" x 8' 6" (3.1m x 2.59m)

Living Room 26' 04" x 10' 9" (8.03m x 3.28m)

Bedroom One 11' 9" x 9' 11" (3.58m x 3.02m)

Bedroom Two 11' 0" x 9' 11" (3.35m x 3.02m)

Bedroom Three 7' 10" x 6' 3" (2.39m x 1.91m)

Garage 23' 10" x 8' 2" (7.26m x 2.49m)

Greenhouse 21' 8" x 9' 2" (6.6m x 2.79m)

Outside As you enter the gated driveway you are instantly greeted with pops of colour from the well manicured front garden. Gravelled crops with rockeries and mature shrubs and flowers with ample space for potted plants. The front garden wraps around to the rear garden where you will find a generous plot and the possibly to add extra parking if so required. Sheltered with mature hedgerows and with patio seating at the rear of the property to enjoy al fresco dining in the warmer months.

Garage and Parking Gated entrance leading to off road parking and garage with up and over door, light and power. The garage provides pedestrian access into the greenhouse/potting shed, ideal for those who are green fingered.

Directions From the Hackney & Leigh office in Carnforth, turn right at the traffic lights onto Lancaster Road. Follow the road out, and just before the turning right to Tesco, turn right into Haws Hill. Take the first left into Grosvenor Road and follow the road down. The property can be found a short way along on the left hand side after the turning for Haws Avenue and can be located by our For Sale sign.

What3Words ///pheasants.wanting.sketching

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band C - Lancaster City Council

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom Two



Bathroom



8 Grosvenor Road Rear Elevation

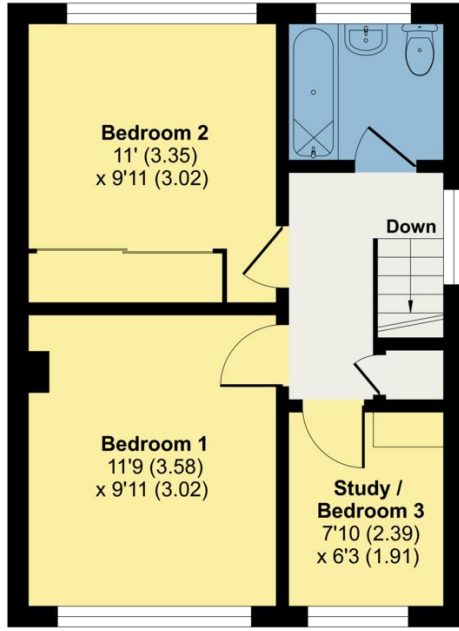


Garden & Elevated View

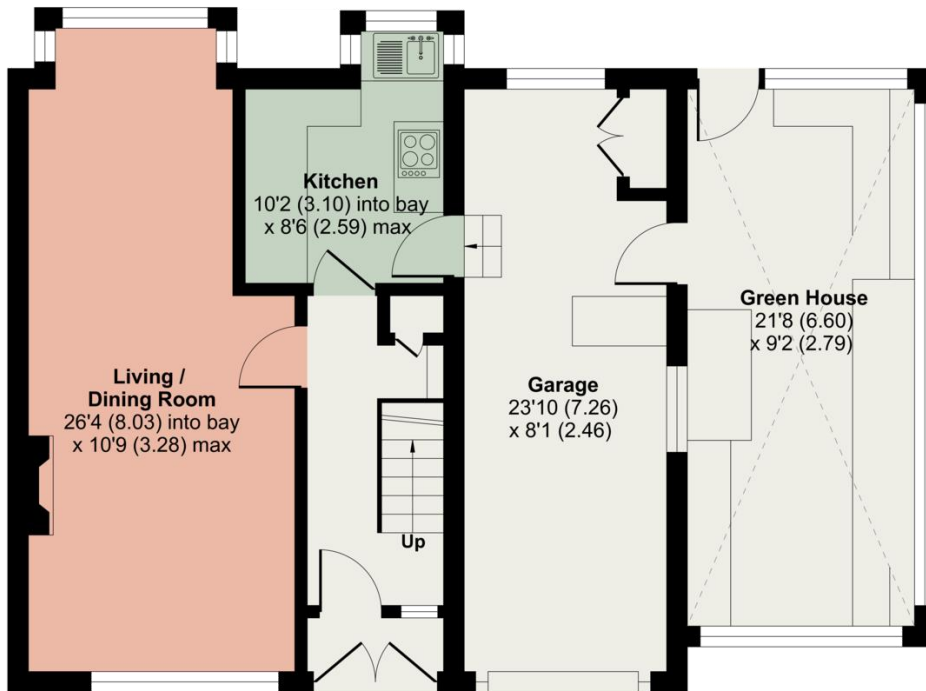
Grosvenor Road, Carnforth, LA5

Approximate Area = 1223 sq ft / 113.6 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 971876

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/04/2023.

Request a Viewing Online or Call 01524 737727