



Carnforth

35 Grosvenor Place, Carnforth, Lancashire, LA5 9DL

A fantastic period property tucked away in the market town of Carnforth. Step inside and be amazed at the size and space this charming property offers.

This three bedroom, mid-terraced family home is to be admired. With Living and Dining Room, modern Kitchen and Bathroom, off road parking, garage and secure rear yard.

With an excellent central location, close to local amenities and transport links this property would suit a variety of buyers, do not miss out on making this your next home.

Offers Over £159,000

Quick Overview

- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Spacious Garage
- Secure Rear Yard
- Off-Road Parking
- Sought After Location
- Close To Local Amenities
- Nearby M6 and Rail links
- Ultrafast Broadband 1000 Mbps*



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Ultrafast
Broadband



Off Street
Parking

Property Reference: C2306



Parking Space



Living Room



Dining Room



Kitchen

Location 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. With its beautiful surroundings and friendly atmosphere, Carnforth is the perfect place to call home.

Property Overview Stepping into this lovely home you will be surprised at the space inside, with two generous reception rooms making the perfect space for relaxing or entertaining, the well fitted kitchen to the rear has a range of wall and base units and complementing worktops with splashback tiling.

Access from the kitchen leads into a handy garage, perfect for storage and is currently used as a utility area with plumbing for a washing machine and electric for fridge freezer and tumble dryer.

Out from the garage into the walled back yard which has space for furniture and leads out to the rear parking.

Upstairs there are two good sized double bedrooms, bedroom one to the rear and bedroom two is to the front, both have handy built in storage providing ample space for belongings. Bedroom three to the rear is a single room but would also make a fantastic home office space.

The family bathroom is a three piece white suite and comprises of w/c, hand wash basin and bath with over head shower.

This property is sure to be popular so do not delay and book an appointment to view this fantastic home.

Outside To the rear of the property is an enclosed yard with space for table and chairs. The gate to the rear of the yard leads out to the divorced parking space, this can easily be transformed also to create further garden space as some neighbouring properties have done.



Bedroom Two



Bedroom One



Bedroom Three



Bathroom



Rear Yard



Rear Yard

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 Place and follow the road down. The property can be found a short way along on the left hand side and can be located by our For Sale sign.

What3words ///bribing.media.stockpile

Parking To the rear there is off street parking, and on street parking is available to the front of the terraces.

Accommodation (with approximate dimensions)

Living Room 11' 10" x 11' 5" (3.61m x 3.48m)

Dining Room 15' 1" x 11' 9" (4.6m x 3.58m)

Kitchen 8' 9" x 6' 8" (2.67m x 2.03m)

Garage 19' 3" x 8' 6" (5.87m x 2.59m)

Bedroom One 11' 10" x 7' 4" (3.61m x 2.24m)

Bedroom Two 11' 4" x 8' 5" (3.45m x 2.57m)

Bedroom Three 8' 8" x 6' 5" (2.64m x 1.96m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band A - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office



Living Room



Kitchen



Garage



Ordnance Survey 00104100

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



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Total area: approx. 84.8 sq. metres (912.9 sq. feet)

For illustrative purposes only. Not to scale. REF: C2012

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