



Carnforth

£230,000

18 Grosvenor Road, Carnforth, Lancashire, LA5 9DJ

Nestled in a peaceful cul-de-sac setting in the popular residential town of Carnforth, discover the charm of 18 Grosvenor Road - an ideal choice for both first-time buyers and families. This well-appointed property offers spacious accommodation, including three bedrooms and a versatile ground-floor study or fourth bedroom, an open-plan kitchen/living space, beautifully presented rear garden and convenient off-street parking.

Quick Overview

- Three/Four Bedroom End Terraced Home
- Tucked Away in a Cul-De-Sac Location
- Kitchen Diner with Separate Utility
- Well-Presented Rear Garden
- Off Street Parking
- Close to Local Shops and Amenities
- Great Transport Links
- Popular Residential Area
- Primary and Secondary Schools Nearby
- Ultrafast 1000 Mbps Broadband Available*



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Ultrafast
Broadband



Driveway

Property Reference: C2385



Rear Garden



Living Room



Kitchen



Dining Area

Location Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria and within easy reach of the beautiful Lake District National Park.

Carnforth offers a range of amenities to its residents, with doctors surgeries, pharmacies, schools, supermarkets, and local shops it also has the bonus of having fantastic transport links via bus, rail and motorway. The property itself is also only a stones throw from the Lancaster canal for lovely scenic walks. This home really boasts a perfect central location.

Property Overview Step inside and be welcomed by the practical porch-an ideal spot for storing muddy boots and shoes, ensuring your home stays neat and organised. Beyond, the hallway beckons, leading you into the inviting living room. Here, an open-plan layout unfolds before you, with the bright and airy living space seamlessly flowing into the kitchen dining room.

The kitchen is a hub for family gatherings, exuding a seamless indoor-outdoor ambiance with French doors inviting you to the garden. Thoughtfully designed, it boasts ample wood wall and base units, adorned with black worktops and tile backsplash. Equipped with a range of built-in appliances including a Bosch hob, Hot Point oven extractor hood, and ample space for a fridge freezer.

Conveniently adjacent to the kitchen, discover a separate utility space-a practical addition for laundry tasks, complete with plumbing for a washing machine.

Adding to the versatility of this home, the ground floor features a study that offers endless possibilities. Whether utilised as a fourth bedroom, home office, or personal gym, this adaptable space caters to your evolving lifestyle needs.

To the first floor, you will find three generously proportioned bedrooms, each offering abundant space to accommodate your desired furnishings and personal touches. Completing the first floor is a well-appointed bathroom, featuring a bath with overhead shower, W.C. and a classic pedestal sink.

Outside & Parking Step outside and discover the delightful external features of this property. The highlight is the fantastic sunny rear garden boasting a well-maintained lawn which serves as the centrepiece, bordered by an array of flowers and shrubs. Additionally, a spacious patio area beckons for summer BBQs and al fresco dining, providing the ideal setting for outdoor gatherings and relaxation under the sun.

At the front of the property, a welcoming driveway awaits, offering convenient off-street parking. With a charming lawned area adorned with colourful flowers, the frontage exudes curb appeal, inviting you to step inside and experience the warmth of this inviting home.

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 right hand side.

What3words ///udder.familiar.heightens

Accommodation with approximate dimensions

Living Room 13' 0" x 11' 11" (3.96m x 3.63m)

Dining Room 12' 0" x 8' 11" (3.66m x 2.72m)

Kitchen 12' 0" x 7' 9" (3.66m x 2.36m)

Utility Room 12' 0" x 8' 0" (3.66m x 2.44m)

Bedroom One 12' 0" x 10' 9" (3.66m x 3.28m)

Bedroom Two 12' 8" x 10' 0" (3.86m x 3.05m)

Bedroom Three 9' 0" x 6' 9" (2.74m x 2.06m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band B

Tenure Freehold. Vacant possession upon completion.

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 One



Bedroom Two

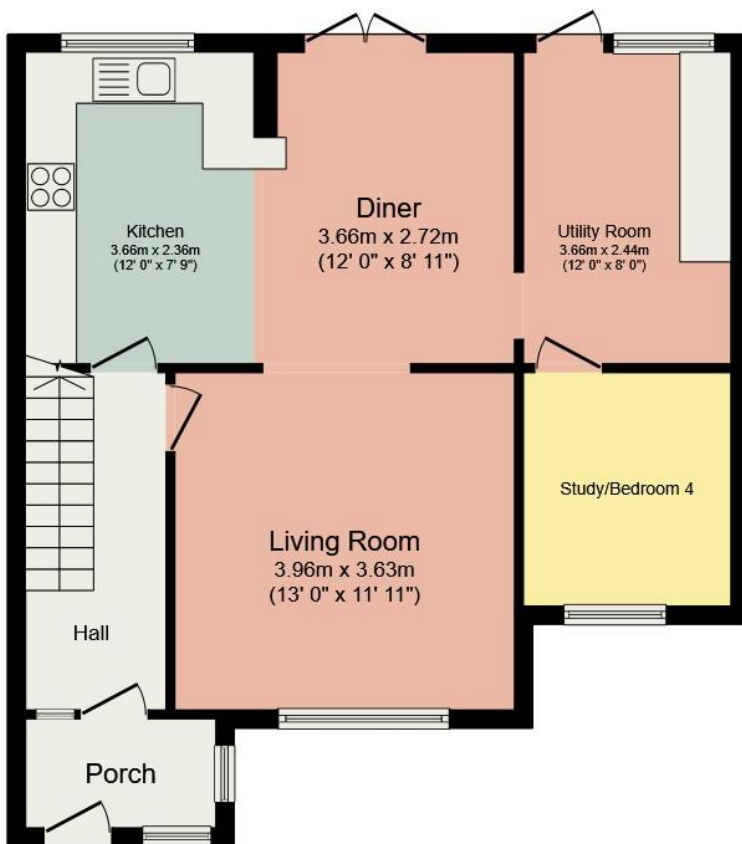


Bedroom Three

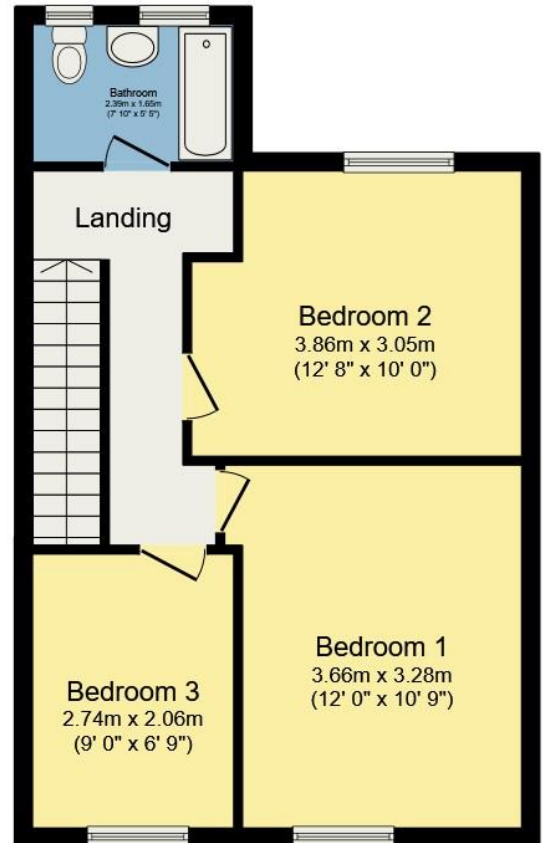


Rear Garden

Grosvenor Road, Carnforth



Ground Floor



First Floor

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