



## Carnforth

£167,000

19 Grosvenor Court, Carnforth, Lancashire, LA5 9TX

19 Grosvenor Court is a wonderful three bedroom home within a quiet residential area of Carnforth, with great access to local schools, amenities and transport links all within walking distance.

Offering three double bedrooms and a family bathroom, the home enjoys a kitchen/diner to the ground floor and generous living room to the lower ground floor, as well as a private rear garden and ample off road parking. With scope for a new buyer to put their own stamp on it, 19 Grosvenor Court offers a great opportunity for first time buyers, growing families or investors alike to create a wonderful family home.

### Quick Overview

- Wonderful Family Home
- Three Bedrooms & One Bathroom
- Quiet Residential Area
- Generous Living Room
- Well Regarded Schools within Walking Distance
- Close to Local Amenities & Transport Links
- Garage & Off Road Parking
- Private Enclosed Rear Garden
- Great First Time Buyer or Investment Opportunity
- Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Off Road Parking  
& Garage

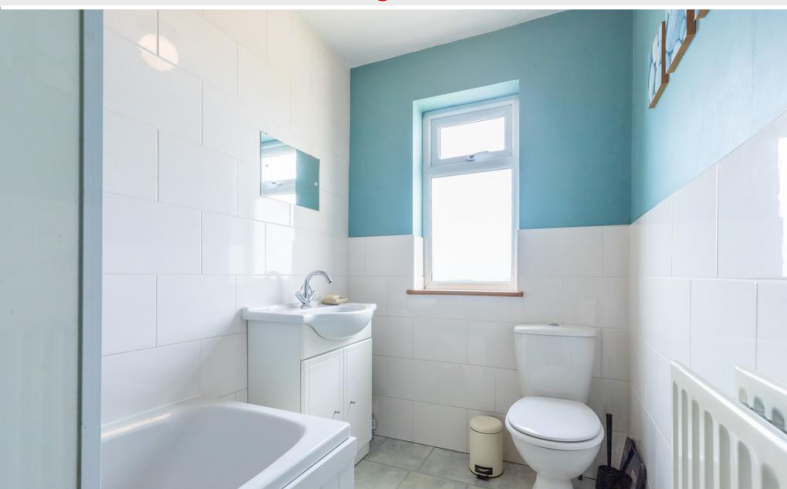
Property Reference: C2408



**Kitchen**



**Living Room**



**Bathroom**



**Bedroom One**

**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 through the door into the entrance hall, with ample space for storing coats and shoes. Turning right, you are welcomed into the kitchen/dining room. Fitted with wall and base units, complementary work top and tiled splashback, the kitchen also comprises a stainless steel sink with drainer, oven and grill with four ring hob and extractor over and space for an undercounter fridge and dishwasher.

Follow the stairs to the lower ground floor where you will find the generous living room; filled with light from the patio doors opening to the garden, this room makes a wonderful space to wind down with a gas fire and hearth for those cooler evenings. There is also the benefit of a porch storage area and useful cellar with plumbing for a washing machine.

Back into the hallway, stairs lead to the first floor where you will find the first of the three bedrooms and family bathroom. Bedroom two is a double room with ample space for additional furniture as desired and views to the rear aspect. The bathroom comprises a bath with shower over, vanity sink unit with W.C. and complementary part tiled walls and flooring.

Stairs lead to the third floor where there is a handy storage cupboard and a further double bedroom, again enjoying space for additional furniture with a window to the front aspect. Finally, the top floor presents a generous bedroom with Velux window enjoying views to the rear and benefitting from ample space for additional bedroom furniture.

All in all, this home offers a great first home or investment opportunity, with scope for the new buyer to make their own. This is certainly not one to miss, so book your viewing today!

**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 onto Haws Hill. Take the first left into Grosvenor Place and follow the road taking your next right onto Grosvenor Court, follow the road round to the left and the property is located on your right hand side.

**What3words** ///general.yappy.handlebar

**Accommodation with approximate dimensions**

**Kitchen** 10' 0" x 9' 8" (3.05m x 2.95m)

**Living Room** 15' 3" x 11' 11" (4.65m x 3.63m)

**Bedroom One** 15' 4" x 9' 11" (4.67m x 3.02m)

**Bedroom Two** 11' 11" x 9' 9" (3.63m x 2.97m)

**Bedroom Three** 10' 2" x 9' 10" (3.1m x 3m)

**Property Information**

**Outside** A private, enclosed garden to the rear enjoys a raised deck with space for outdoor seating and steps leading to the grass areas and patio path, ideal for al fresco dining throughout the summer with family and friends where children and pets can play.

**Parking** Driveway offering off road parking and detached garage with power and light.

**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 Two



Bedroom Three

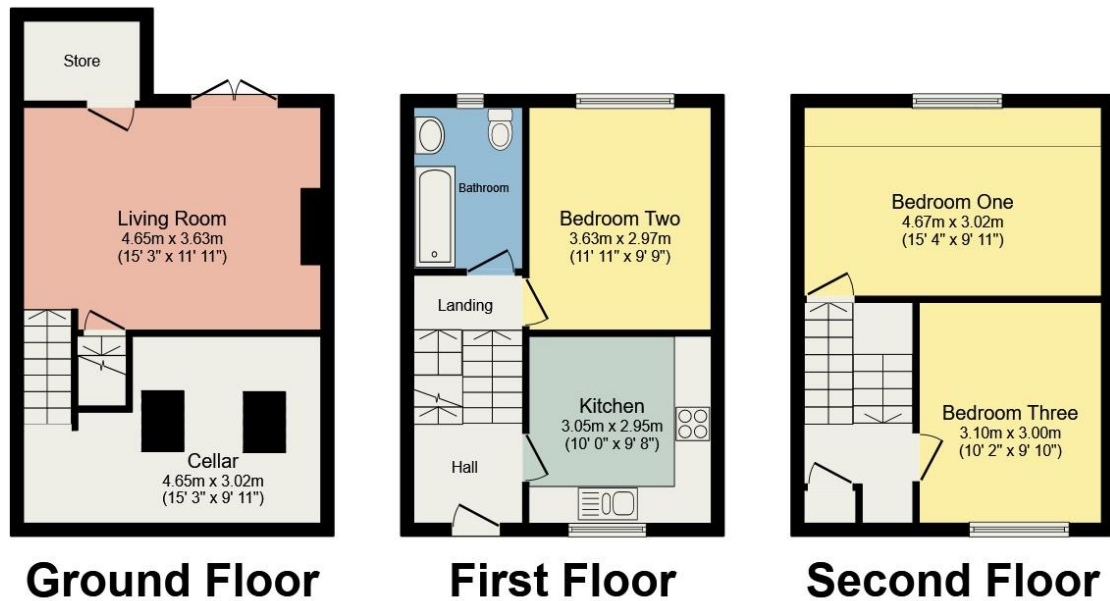


Garden



Rear Aspect

## Grosvenor Court, Carnforth



Total floor area 98.2 m<sup>2</sup> (1,057 sq.ft.) approx

Restricted height 3.1 m<sup>2</sup> (33 sq.ft.)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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