



## 17 Grosvenor Court, Carnforth, LA5 9TX

Offering deceptively spacious living accommodation and presenting the ideal purchase for a first time buyer or young family, is this split level three double bedroom mid-terrace in Carnforth. Ready to move in, the well presented property provides a versatile layout along with tastefully decorated rooms plus other attractive features including a relaxing West facing garden, off road parking and a handy storage cellar. Internally, the property briefly comprises of a welcoming entrance hall, a fitted kitchen with space for dining, three excellent sized double bedrooms, a contemporary shower room and an inviting living room which is located on the lower ground and provides access straight out to the rear garden. Externally, the driveway and garden to the front can accommodate two vehicles, with a private garden and patio to the rear enjoying the setting sun thanks to its West facing aspect. The property will appeal to a range of buyers looking to put their own stamp on an attractive home, that also lies in a convenient location to nearby amenities. These include a range of local shops, Booths, Aldi and Tesco supermarkets, regarded primary and secondary schools, several public houses and a West Coast railway station. The M6 motorway also lies within a five minute drive and provides quick access for commuters heading North to the Lake District or South to Lancaster.



## **Accommodation**

### **Lounge**

Located on the lower ground floor and boasting a spacious feel, with patio doors leading out to the rear garden, radiator and ceiling light. Also provides access to the boiler room which doubles up as a handy storage area, along with access to the surprisingly large cellar which provides further storage.

### **Cellar**

Large storage area with lighting.

### **Kitchen / Diner**

Fitted kitchen with a range of base and wall mounted units plus breakfast bar, four ring gas hob with fan oven beneath, plumbing for washing machine, space for fridge freezer, sink and drainer unit.

### **Bedroom One**

Good sized double bedroom with a window to rear aspect, radiator and ceiling light.

### **Shower Room**

Three piece suite comprising of a large shower cubicle, vanity with wash hand basin and low flush WC. Window to rear aspect, towel radiator and ceiling light.

### **Bedroom Two**

Second double bedroom with a window to front aspect, radiator and ceiling light.

### **Bedroom Three**

Third good sized double bedroom with Velux window, radiator and ceiling light.

### **External**

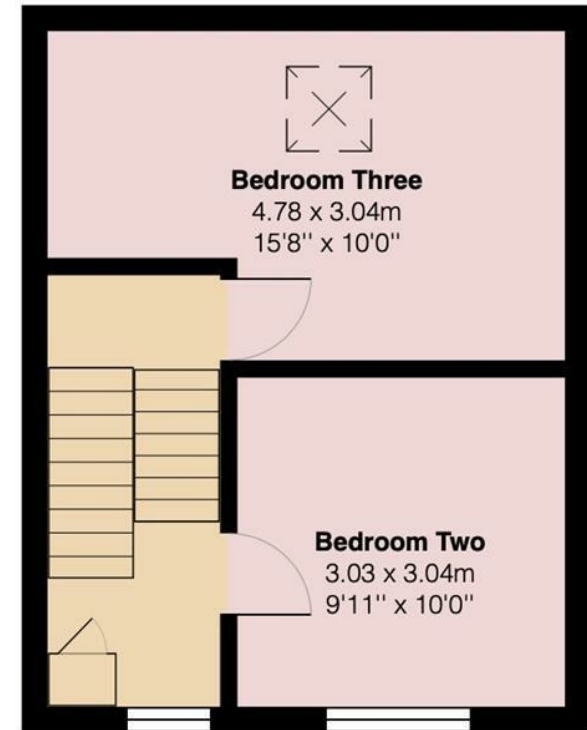
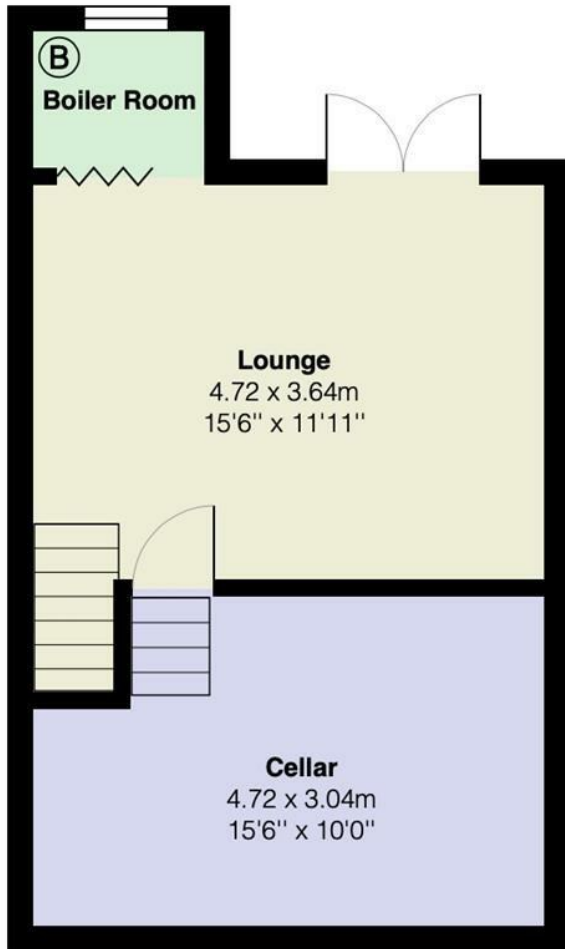
Driveway to the front which can accommodate two cars if needed, adjacent lawn. Pleasant West facing garden to the rear with a patio seating area, small lawn and mature flower bed. Also provides gated access to the lane to the rear

### **Council Tax**

Band B







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
 Most energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-54) G (1-20) Not energy efficient - higher running costs	87	72	 Most environmentally friendly - lower CO <sub>2</sub> emissions A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-38) G (1-20) Not environmentally friendly - higher CO <sub>2</sub> emissions
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