



Carnforth

£140,000

13 Grosvenor Place, Carnforth, Lancashire, LA5 9DL

A fantastic period property tucked away in the popular market town of Carnforth. Step inside and be amazed at the size and space this charming property offers. While some modernisation is needed, this home eagerly awaits its new owners to infuse it with their personal touch. Conveniently offered with no chain delay, this property features three bedrooms, a kitchen/dining room, off-road parking, and a secure rear yard. Positioned centrally, with easy access to local amenities and transport links, this property appeals to a wide range of potential buyers, do not miss out on making this your next home.

Quick Overview

- Three Bedroom Mid Terraced House
- No Chain Delay
- Secure Rear Yard
- Off-Road Parking
- Close to Local Amenities
- Popular Residential Location
- Nearby M6 and Rail Links
- Primary and Secondary Schools Nearby
- Some Modernisation Required
- Ultrafast 1000 Mbps Broadband Available*



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Ultrafast
Broadband



Off Street
Parking

Property Reference: C2407



Living Room



Kitchen Dining Room



Kitchen Dining Room



Bedroom One

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 This property presents an exciting opportunity for those with a vision for transformation. Calling all creative minds – here's your chance to create the home you've always envisioned. Situated in the charming market town of Carnforth, this residence, though in need of some updating holds the promise of becoming a wonderful home.

The living room offers ample space for comfortable furnishings and seamlessly transitions into the kitchen diner. With the potential to be transformed into a delightful culinary haven, the well-proportioned kitchen also boasts access to a convenient pantry at the rear of the property, along with the added bonus of an understairs cupboard for extra storage space.

To the first floor, you'll discover three bedrooms, ideally suited for accommodating growing families. The first two bedrooms offer spacious doubles, while the third bedroom provides a comfortable single layout, each thoughtfully designed to accommodate various furniture arrangements.

Completing this level is the well-appointed bathroom, adorned with essential fixtures including a W.C., pedestal sink.

Outside & Parking At the back of the property lies a secluded paved yard, enclosed for privacy and offering ample room for an outdoor dining area with tables and chairs. Beyond the yard's gate lies a detached parking space, separable from the yard, which presents an opportunity for expansion into additional garden space, mirroring improvements made by neighbouring properties.

Furthermore, two outbuildings and a shed enhance the property's utility: one currently serving as an outdoor W.C., while the other two offer valuable storage space.

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 ///given.cultivation.gloom

Accommodation with approximate dimensions

Living Room 11' 11" x 11' 4" (3.63m x 3.45m)

Kitchen Dining Room 15' 1" x 11' 10" (4.6m x 3.61m)

Bedroom One 11' 11" x 7' 4" (3.63m x 2.24m)

Bedroom Two 11' 4" x 7' 3" (3.45m x 2.21m)

Bedroom Three 8' 10" x 6' 5" (2.69m x 1.96m)

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



Bedroom Two



Bedroom Three

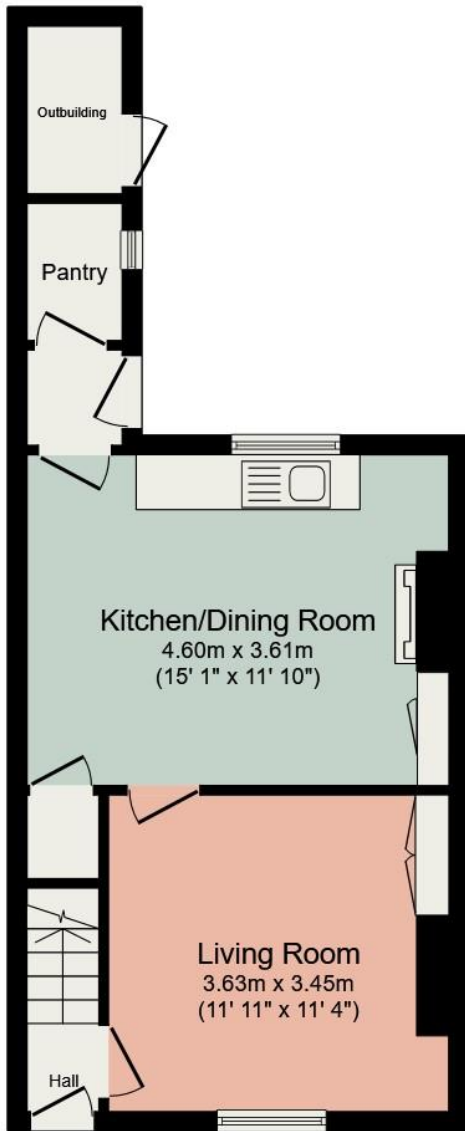


Bathroom

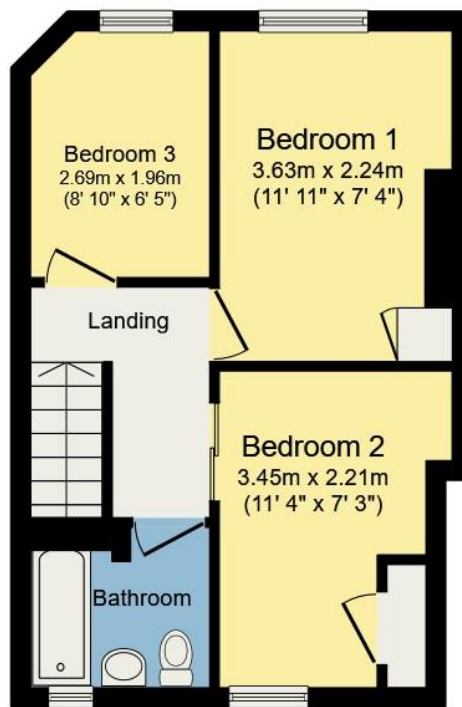


Rear Yard

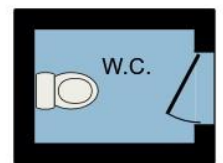
Grosvenor Place, Carnforth



Ground Floor



First Floor



Outbuilding

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 02/05/2024.