



## Carnforth

£175,000

53 Grosvenor Place, Carnforth, Lancashire, LA5 9DL

Located in the heart of the sought-after market town of Carnforth, this charming period property is just a short distance from local amenities and transport links.

Boasting three bedrooms, two reception rooms, a rear courtyard garden, and off-street parking. Perfectly suited for first time buyers, investors or families. EPC E.

### Quick Overview

- Three Bedroom Mid Terraced House
- Two Reception Rooms
- Ideal for First Time Buyers or Investors
- Enclosed Rear Yard & Off Street Parking
- Easy Reach of M6 and Transport Links
- Popular Residential Location
- No Chain Delay
- Primary and Secondary Schools Nearby
- Close to Local Amenities
- Ultrafast Broadband Available\*



3



1



2



E



Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2510



Entrance Hall



Living Room



Rear Yard



Off Street Parking

Welcome to this delightful traditional terraced property, ideally situated in the ever-popular residential area of Grosvenor Place.

Step through the entrance hall and to the left you'll find a cosy front living room making the perfect retreat for relaxing evenings.

To the rear of the home, a generous and versatile family dining room leads into a well-appointed modern kitchen with a range of storage and ample space for appliances, leading out from here you step into the walled rear yard which is an ideal space for summer barbeques and outdoor entertaining, there is also a handy adjoining outhouse which provides useful storage.

Beyond the yard, a shared back lane leads to a separate garden/parking area offering additional outdoor space or off-street parking.

On the first floor, you'll find two spacious bedrooms, Bedroom Two, positioned at the front, is a large and light-filled double room with dual windows and a handy storage cupboard. Bedroom Three, overlooking the rear, is also a comfortable double room featuring ample built-in storage. The family bathroom is fitted with a classic white three-piece suite including a bath with overhead shower, WC, and basin.

Situated to the rear of the home is the original third bedroom which includes bespoke built-in storage, stairs rise up from here and lead you to the bright and spacious loft conversion with Velux windows flooding the room with light - a fantastic space that could serve as a principal bedroom, home office, or flexible living area for the next lucky homeowner.

#### Accommodation with approximate dimensions

**Living Room** 11' 3" x 11' 0" (3.43m x 3.35m)

**Dining Room** 14' 10" x 11' 11" (4.52m x 3.63m)

**Kitchen** 13' 3" x 7' 10" (4.04m x 2.39m)

**Outhouse** 6' 6" x 4' 9" (1.98m x 1.45m)

**Bedroom One** 18' 6" x 13' 4" (5.64m x 4.06m)

**Bedroom Two** 14' 10" x 11' 3" (4.52m x 3.43m)

**Bedroom Three** 12' 0" x 11' 8" (3.66m x 3.56m)



Dining Room



Kitchen



Kitchen



Dining Room



Bedroom Three



Bathroom

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Band A - Lancaster City Council

**Services** Mains gas, electricity, water and drainage.  
Ultrafast broadband available.

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

**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 half way down on the left hand side and can be located by our For Sale sign.

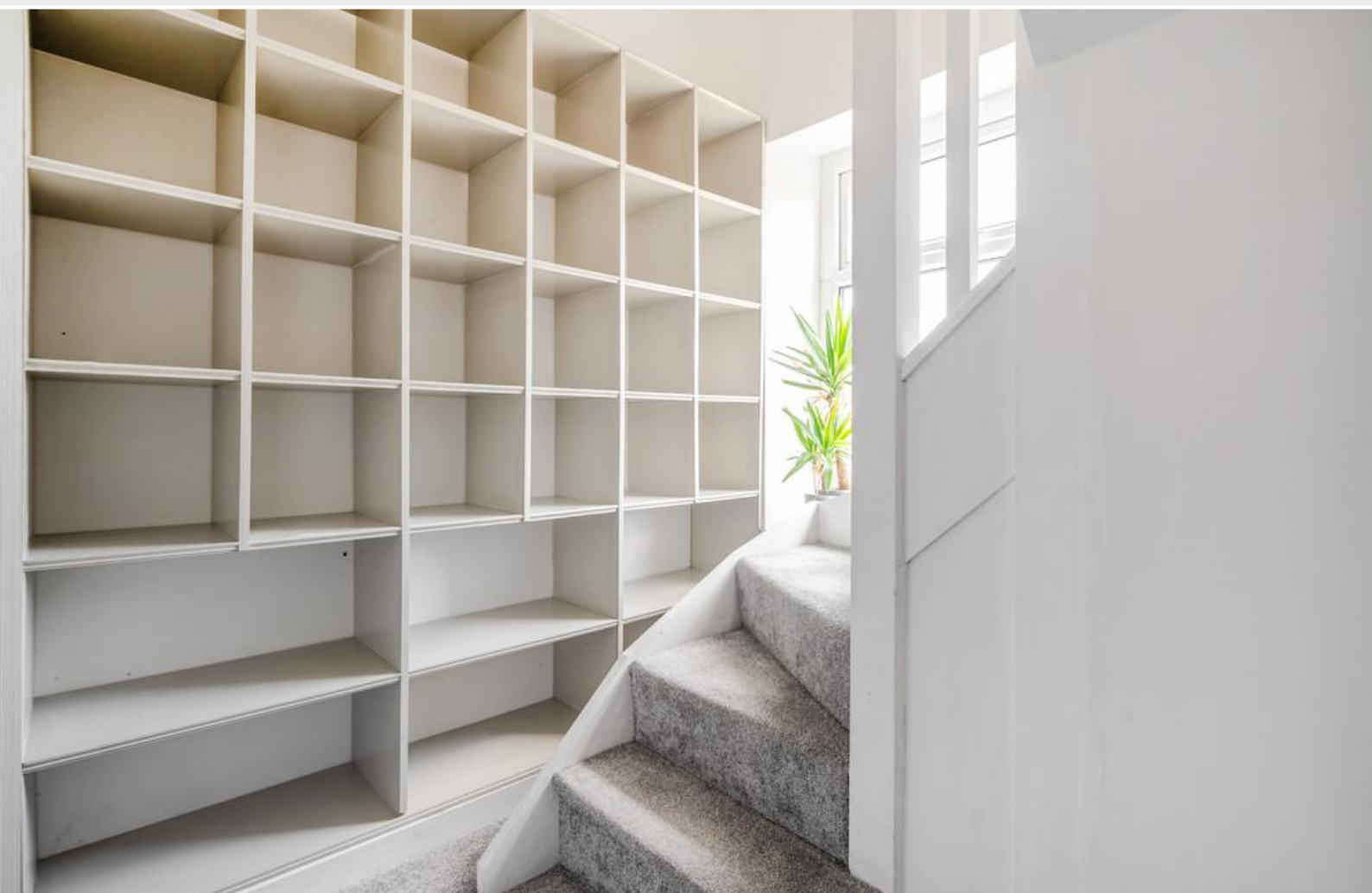
**What3Words** ///apicot.hedgehog.tree

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two





Bedroom One



Bedroom One

**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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# Grosvenor Place, Carnforth, Carnforth, LA5

Approximate Area = 1267 sq ft / 117.7 sq m

Limited Use Area(s) = 55 sq ft / 5.1 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1353 sq ft / 125.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1270169

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