

## Carnforth

£165,000

41 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 well regarded schools, perfect for commuters with its strong transport links this home is perfectly suited for first time buyers, investors or families alike.

Boasting two good sized bedrooms, a spacious kitchen diner, a rear courtyard garden and a large garage this property is not to be missed.

### Quick Overview

- 19th Century Mid Terraced House
- Two Bedrooms
- Ideal For First Time Buyers
- Practical Layout
- Low-Maintenance Rear Garden
- Close to Local Amenities
- Excellent Transport Links
- Popular Residential Location
- On Road Parking & Garage
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



On Road Parking  
& Garage

Property Reference: C2584



Living Room



Kitchen



Kitchen



Bathroom

Carnforth is a vibrant market town located just north of Lancaster, offering an ideal mix of rural charm and modern convenience. The town boasts excellent transport links, including direct train services and easy access to the M6. Residents enjoy a strong sense of community, with a range of local shops, cafés, pubs, and supermarkets, along with nearby countryside and coastal walks. With the Lake District and Morecambe Bay just a short drive away, Carnforth offers a fantastic base for both work and leisure.

As you enter through the front door, you are greeted with access to both the ground and first floors. The living room to the front of the property is warm and welcoming, featuring an original tiled fireplace with wood burning stove, period-style ceiling rose, and a built-in alcove cupboard, all framed by a front-aspect window that fills the room with natural light.

Flowing through to the rear of the home, the spacious kitchen/diner boasts a period quarry tiled floor and has a range of kitchen base units with complementing wooden worktops, a Belfast sink, and plenty of room for a dining set with the bonus of a built in cupboard and draws. There's also an under-stairs cupboard offering excellent pantry or storage potential.

A separate utility space off the kitchen provides plumbing for a washing machine and a door leads directly out to the enclosed rear courtyard garden and garage. Beyond the property across the shared rear lane.

Heading upstairs, Bedroom One is a generous double with an feature fireplace, front aspect window, and built-in storage. Bedroom Two is a cosy single overlooking the rear, again with a feature fireplace. The family bathroom is well-appointed with a fitted bath, WC, sink, and built-in cupboards housing the water tank.

With some beautiful period features, this property is just waiting for the next owner to put their own stamp on it and create a truly lovely home.



## Accommodation with approximate dimensions

**Living Room** 11' 11" x 11' 3" (3.63m x 3.43m)

**Kitchen** 13' 9" x 11' 10" (4.19m x 3.61m)

### First Floor

**Family Bathroom** 8' 9" x 6' 5" (2.67m x 1.96m)

**Bedroom One** 11' 11" x 11' 5" (3.63m x 3.48m)

**Bedroom Two** 8' 5" x 11' 11" (2.57m x 3.63m)

**Garage** 18' 11" x 8' 6" (5.77m x 2.59m)

### Property Information

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

**Services** Mains water and electricity.

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

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

**Directions** Start from Hackney & Leigh Carnforth, turn right (north) onto Market Street and head toward the traffic lights. At the traffic lights, continue straight across onto Lancaster Road, proceed along Lancaster Road. Before you reach the turning into Tesco, turn right into Haws Hill. From Haws Hill, take the first left into Grosvenor Place. Follow Grosvenor Place down (as the road curves); number 41 will be on the left-hand side.

**What3Words** ///dumpling.flushed.boss

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

**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).



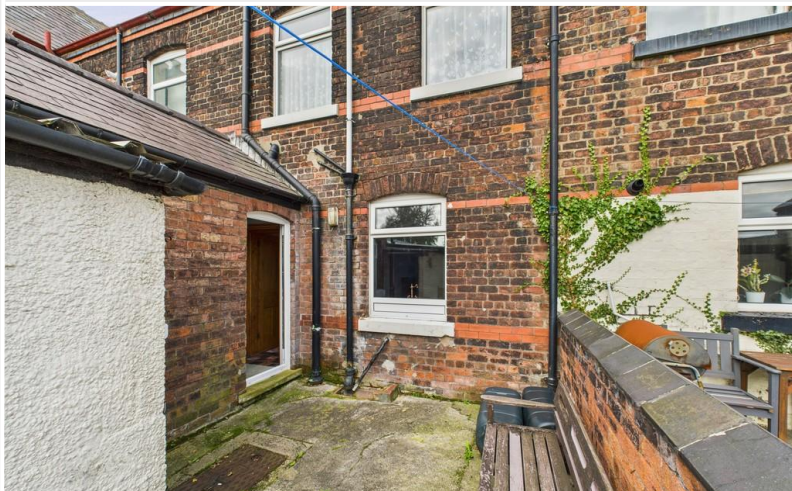
Bedroom One



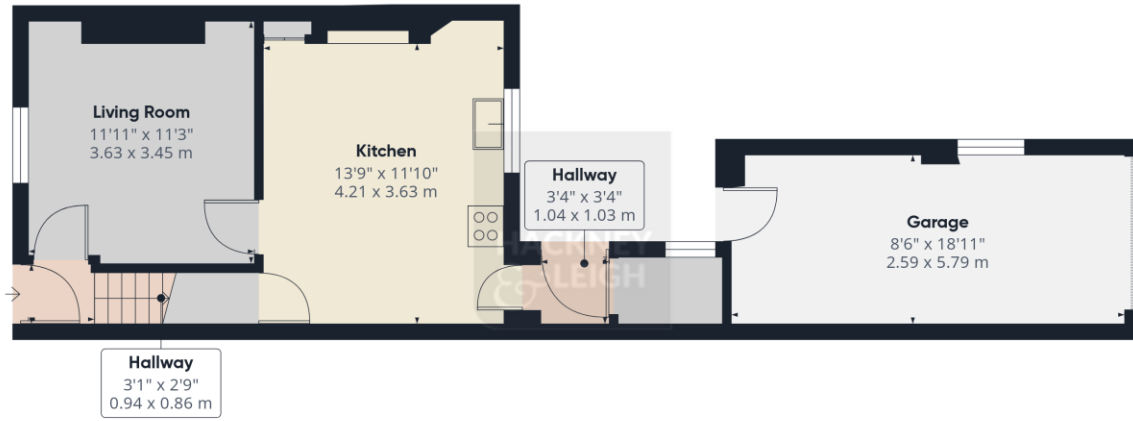
Bedroom Two



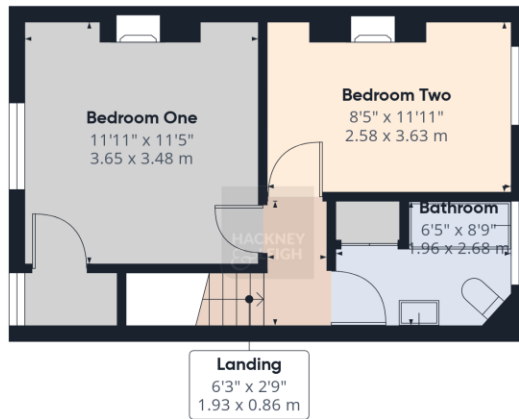
Garage



Garden



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
860 ft<sup>2</sup>  
79.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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