



Carnforth

£175,000

57 Grosvenor Place, Carnforth, Lancashire , LA5 9DL

Located in the heart of the highly sought-after market town of Carnforth, this charming period property combines character features with modern convenience. Just a short distance from local amenities, schools, and excellent transport links, the home offers two well-proportioned bedrooms, two inviting reception rooms, and a rear courtyard garden ideal for relaxing or entertaining. Additional benefits include off-street parking — a rare find in this central location.

Perfectly suited for first-time buyers, investors, or families looking for a blend of charm and practicality, this delightful home is not to be missed.

Quick Overview

Mid Terraced Two Bedroom Home
Two Good Sized Reception Rooms
Enclosed Rear Yard & Off Street Parking
Popular Residential Location
Walking Distance Of Local Amenities
Primary And Secondary Schools Nearby
Ideal For First Time Buyers Or Investors
No Upper Chain
Easy Reach Of Commuter Links
Ultrafast Broadband Available*



2



1



2



TBC



Ultrafast
Broadband



Off Street
Parking

Property Reference: C2598



Sitting Room



Living/Dining Room



Living/Dining Room



Kitchen

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.

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

Step through the entrance hall and to the left you'll find a cosy sitting room with ornate focal fireplace making the an ideal space for unwinding at the end of the day.

To the rear of the home, a generous and versatile family living/dining room flows seamlessly into a well-appointed, light and bright kitchen that houses a range of wall and base units, complementing splash back tiling 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, an adjoining outhouse adds valuable additional storage.

Beyond the yard, a shared back lane leads to an all-important off-street parking space.

Heading upstairs, to the front of the home, Bedroom One is filled with natural light from dual windows and benefits from extensive built-in storage.

Bedroom Two, overlooking the rear, is also a comfortable double, there is a handy storage cupboard between the two bedrooms that provides access via a drop-down ladder, leading you to the loft room which is boarded for storage.

The family bathroom is a four piece white suite and comprises of w/c, hand wash basin, bath and corner shower unit with complementing floor to ceiling tiling.

This property is sure to be popular so do not delay, early viewing is highly recommended.

Accommodation with approximate dimensions

Sitting Room 11' 5" x 11' 0" (3.48m x 3.35m)

Living/Dining Room 14' 11" x 12' 0" (4.55m x 3.66m)

Kitchen 13' 7" x 8' 0" (4.14m x 2.44m)

Bedroom One 14' 9" x 11' 1" (4.5m x 3.38m)

Bedroom Two 12' 1" x 11' 8" (3.68m x 3.56m)

Bathroom 13' 8" x 7' 11" (4.17m x 2.41m)

Outhouse

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band A.

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 ///chimp.inversely.police

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

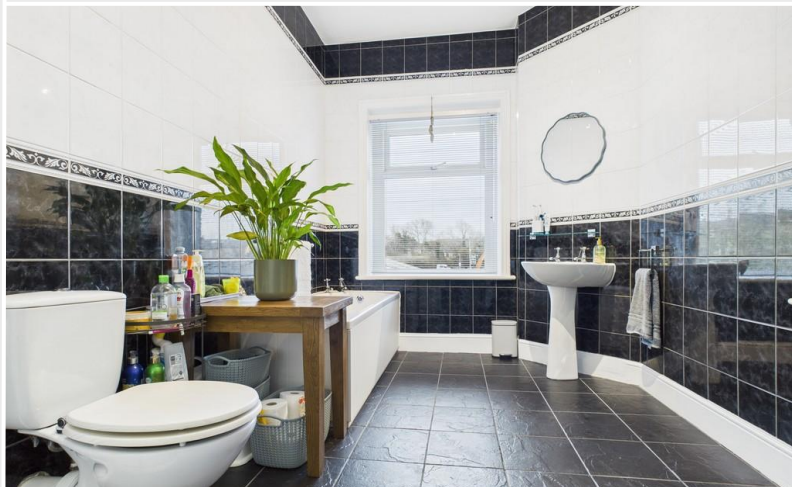
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Bedroom One



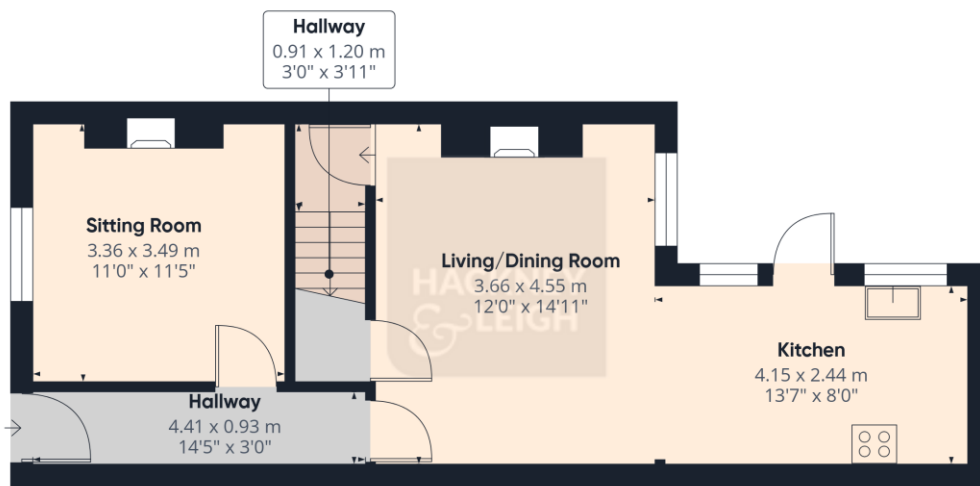
Bedroom Two



Bathroom



Rear Walled Garden



Floor 0



Floor 1



Approximate total area⁽¹⁾

87 m²
936 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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