



Carnforth

£170,000

25 Grosvenor Place, Carnforth, LA5 9DL

Situated in the heart of the highly sought-after market town of Carnforth, this charming period property enjoys a convenient location close to a range of local amenities, schools, and excellent transport links.

The property offers two well-proportioned bedrooms, a good-sized kitchen/diner, and a private rear courtyard garden, providing an ideal space for relaxing or entertaining. A further standout feature is the off-street parking, a particularly rare and valuable benefit for a property in such a central location.

Quick Overview

Traditional Mid Terraced Home

Two Bedrooms

Kitchen Diner

Enclosed Rear Yard & Off Street Parking

Popular Residential Location

Primary And Secondary Schools Nearby

Ideal For First Time Buyers Or Investors

No Upper Chain

Easy Reach Of Commuter Links

Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Street
Parking

Property Reference: C2721



Living Room



Kitchen Diner



Kitchen Diner



Bedroom One

Carnforth is a traditional market town situated in the north of Lancashire, surrounded by beautiful countryside and ideally positioned within easy reach of the coast and the Lake District National Park. The town is well known for its welcoming community, rich history and excellent range of local amenities, including shops, supermarkets, doctors, pubs, and both primary and secondary schools.

The town also benefits from excellent transport links, with easy access to the M6 motorway and a mainline railway station providing connections to major cities both north and south. Combining picturesque surroundings with a friendly community atmosphere, Carnforth offers an appealing place to call home.

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

Stepping through the entrance hall, you will find the cosy sitting room to the left. This inviting space provides the perfect setting for relaxing and unwinding at the end of the day.

To the rear of the property is a well-proportioned kitchen diner, fitted with a range of wall and base units complemented by splashback tiling. The kitchen includes an integrated gas oven and hob, with space and plumbing for a washing machine. There is ample room for a dining table, while the useful understairs area provides excellent potential for pantry storage.

The kitchen also leads through to a useful store room, providing additional space for appliances and storage, with access continuing through to the rear yard.

Upstairs, Bedroom One is positioned to the front of the property and enjoys plenty of natural light. The room also benefits from a good-sized storage cupboard with access to the loft.

Bedroom Two, overlooking the rear of the property, is another comfortable double bedroom.

The family bathroom is fitted with a three-piece white suite comprising a WC, wash hand basin and bath with an overhead shower.

Outside to the rear, the property enjoys an enclosed walled yard, offering a low-maintenance outdoor space that is both practical and versatile. The yard provides an ideal setting for enjoying warmer days, whether hosting a summer barbecue, entertaining friends and family, or simply creating a pleasant spot to sit out and relax.

There is ample opportunity to add a personal touch, with space for pots, planters and seasonal planting to introduce colour and greenery. The enclosed nature of the yard also provides a degree of privacy, making it a useful extension of the living space during the warmer months.

An adjoining outhouse provides particularly useful additional storage and could accommodate gardening equipment, bicycles, outdoor furniture or other household items, helping to keep the main living areas clutter-free.

Beyond the rear yard, a shared access lane provides convenient access to the property's off-street parking space. Having dedicated parking is a valuable and practical feature, particularly for everyday use and visiting guests. The parking area also offers flexibility for those who may prefer to make greater use of some outdoor space, with the potential to create a detached garden or landscaped area. Overall, the combination of a private rear yard, useful outhouse, shared rear access and off-street parking provides a versatile outdoor arrangement with scope to adapt to the needs and preferences of the new owner.

Accommodation with approximate dimensions

Living Room 11' 7" x 11' 5" (3.53m x 3.48m)

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

Understairs Pantry 7' 7" x 2' 11" (2.31m x 0.89m)

Store Room 8' 9" x 3' 4" (2.67m x 1.02m)

Outhouse 6' 2" x 3' 8" (1.88m x 1.12m)

Bedroom One 12' 0" x 11' 6" (3.66m x 3.51m)

Store Cupboard 4' 7" x 2' 10" (1.4m x 0.86m)

Bedroom Two 11' 11" x 8' 4" (3.63m x 2.54m)

Bathroom 8' 11" x 6' 8" (2.72m x 2.03m)

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 ///tightrope.argued.wicket

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.



Bedroom Two



Bathroom



Rear Yard



Detached Garden/Parking



Floor 0



Floor 1



Approximate total area*

67.2 m²
723 ft²

Reduced headroom

1 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.8 m/5 ft

Calculations reference the BCS 99WS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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