



## Carnforth

£190,000

56 Grosvenor Place, Carnforth, Lancashire, LA5 9DL

Nestled in the heart of the highly sought-after market town of Carnforth, this well-proportioned split-level home offers spacious living accommodation throughout. Boasting three double bedrooms, along with both front and rear gardens and off-street parking, the property provides excellent space for modern living.

With plenty of scope for personalisation, 56 Grosvenor Place presents an exciting opportunity for first-time buyers, growing families, or investors to create a superb home tailored to their own tastes.

### Quick Overview

- Mid Terrace Split Level Home
- Three Double Bedrooms
- Sun Room and Rear Patio Garden
- Popular Residential Location
- Ideal for First-time Buy or Investment
- Close to Local Amenities
- Well Regarded Schools Nearby
- Excellent Transport Links
- Off Street Parking
- Ultrafast Broadband Available\*



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TBC



Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2666



Living Room



Kitchen



Conservatory



Bedroom Three

Carnforth is a traditional market town ideally positioned near the border of Lancashire and Cumbria, offering excellent access to the stunning Lake District National Park. Popular with families and commuters alike, the town provides a wide range of everyday amenities including doctors' surgeries, pharmacies, supermarkets, local shops, and well-regarded schools.

The area also benefits from excellent transport connections via bus, rail, and motorway links, making it ideal for those travelling further afield. Adding to its appeal, the property is just a short stroll from the picturesque Lancaster Canal, perfect for scenic walks and outdoor leisure. Altogether, this home enjoys a convenient and highly desirable central location.

Perfect for family living, this spacious and versatile home offers well-planned accommodation set across multiple levels.

Step into the porch, complete with a handy storage cupboard and enter into the bright and spacious living room where a large window allows natural light to pour in, creating a warm and inviting atmosphere for relaxing with family and friends. From here, stairs lead down to the fitted kitchen, offering a range of wall and base units, electric oven and hob, space for a washer, dryer, and freestanding appliances, as well as room for a dining table making the space ideal for busy family mealtimes.

To the rear, the conservatory provides an additional reception area currently used as a dining room, though it would also make an excellent playroom, home office, or snug, with patio doors opening directly onto the top patio garden.

The upper floors provide excellent family accommodation. Bedroom three overlooks the rear garden and is a double room, with a convenient separate WC and hand wash basin nearby. Continuing up, bedroom one is a good sized double featuring built-in wardrobes for excellent storage, while the family bathroom is fitted with a modern white suite including a bath with shower over and a vanity wash basin. The top floor hosts bedroom two, another double bedroom enjoying elevated views towards Warton Crag and the distant coastline.

Externally, the property frontage is a lawned area bordered by mature shrubs, creating an attractive approach. To the rear, the enclosed patio garden is perfect for outdoor dining, entertaining, or children playing safely, with steps leading down to a further patio area. Double gates provide the flexibility of off-street parking or additional outdoor space to suit a growing family's needs.

Accommodation with approximate dimensions

**Living Room** 15' 1" x 12' 7" (4.6m x 3.84m)

**Kitchen** 15' 4" x 9' 11" (4.67m x 3.02m)

**Conservatory** 5' 7" x 10' 5" (1.7m x 3.18m)

**Bedroom One** 9' 5" x 10' 0" (2.87m x 3.05m)

**Bedroom Two** 12' 6" x 8' 11" (3.81m x 2.72m)

**Bedroom Three** 9' 4" x 10' 0" (2.84m x 3.05m)

#### Property Information

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

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

**Services** Mains gas, water and electricity.

**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 towards the end of the street on the right hand side and can be located by our For Sale sign

**What3Words** ///spearhead.popping.happily

**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 One



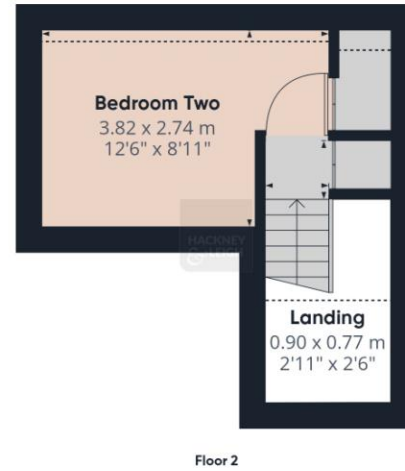
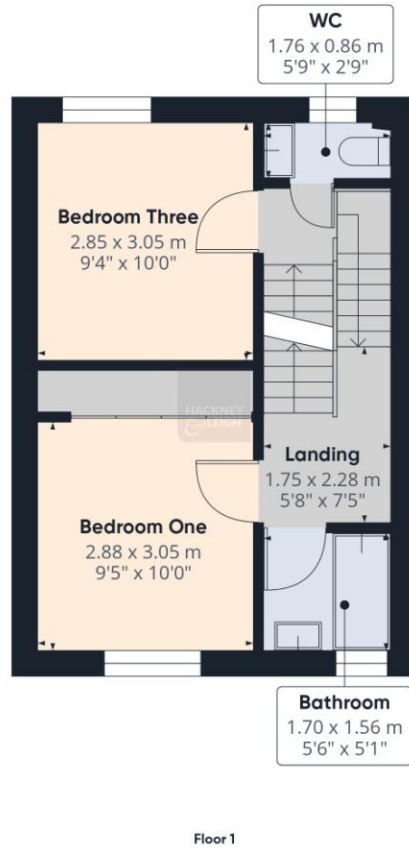
Bedroom Two



Garden



Garden/Parking Space



**Approximate total area<sup>(1)</sup>**

79.3 m<sup>2</sup>  
854 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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.

GIRAFFE360

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