



## Grange-over-Sands

£125,000

The Old Joiners Shop, Main Street, Grange-over-Sands, Cumbria, LA11 6AB

A very interesting prospect. A 2 Bedroom Ground Floor Flat centrally located with parking, ideal for the first time buyer or investor.

Comprising Open Plan Living/Dining/Kitchen, 2 Bedrooms, modern Bathroom, Parking for one and Garden Area. The Upper Flat is also available separately. No Upper Chain. Early viewing highly recommended.

### Quick Overview

Ground floor Flat - 2 Bedrooms  
 Open Plan Living/Dining and Kitchen - 1  
 Bathroom  
 Central Location  
 Close to many amenities  
 Modern Bathroom  
 Garden Area  
 1 Parking Space  
 Potential to improve  
 Superfast Broadband speed 80 mbps available\*



2



1



1



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80 Mbps



1 Parking Space

Property Reference: G2853



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Kitchen



Kitchen

**Description** The Flat is a Ground Floor, well laid out, two-bedroom apartment in a prime, central location with the all important private parking space. There is also potential to make a delightful sitting area as there is a walled area directly outside and with a little screening and pot plant or two this could become a lovely, private outdoor space.

The front door opens directly into the Open Plan Living Area which has a modern wall mounted electric fire, twin windows with deep sills and wood effect laminate flooring. There is ample space for both dining and living furniture. Open to the Kitchen which is furnished with a good range of off-white wall and base cabinets with 1½ bowl stainless steel sink unit, integrated electric oven and freestanding dark red fridge freezer.

Off the Living Area is cosy Double Bedroom 2 and also an Inner Lobby giving access to the larger Bedroom 1 and Bathroom. The Bathroom is spacious and fitted with a modern white suite comprising WC, pedestal wash hand basin and L shaped bath with shower over. There is also plumbing for a washing machine.

Outside there is a Parking space for one car directly outside the front door.

**Location** Fantastic, central location yet just slightly tucked away. The Flat enjoys easy access to the town centre where a variety of individual shops, cafes, post office can be found. Grange is well served by amenities including Primary School, Post Office, Library, Medical Centre, Railway Station, Cafes, Shops & Tearooms. Famous for the picturesque, mile long, level, Edwardian Promenade and wonderful Ornamental Gardens. Grange is conveniently situated just 15 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property follow Main Street to the mini-roundabout at the top bearing right. Half way along this short one way street, turn left just before Barista Brothers Coffee Shop and the property can be found directly ahead.

**Accommodation (with approximate measurements)**

**Living/Dining Room** 23' 6" x 11' 3" (7.16m x 3.43m)

**Kitchen Area** 7' 3" x 6' 11" (2.21m x 2.11m)

**Bedroom 2** 10' 0" x 9' 1" (3.05m x 2.77m)

**Bedroom 1** 13' 1" x 9' 11" (3.99m x 3.02m)

**Bathroom**

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators

**Tenure:** Currently Freehold - should the flats be sold to different buyers we are advised a new 999 year lease will be

created. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/>

**Management Services/Charges:**

**Council Tax:** Band B. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:**

<https://what3words.com/chair.dined.bookcases>

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £550 - £600 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Bedroom 1



Bathroom

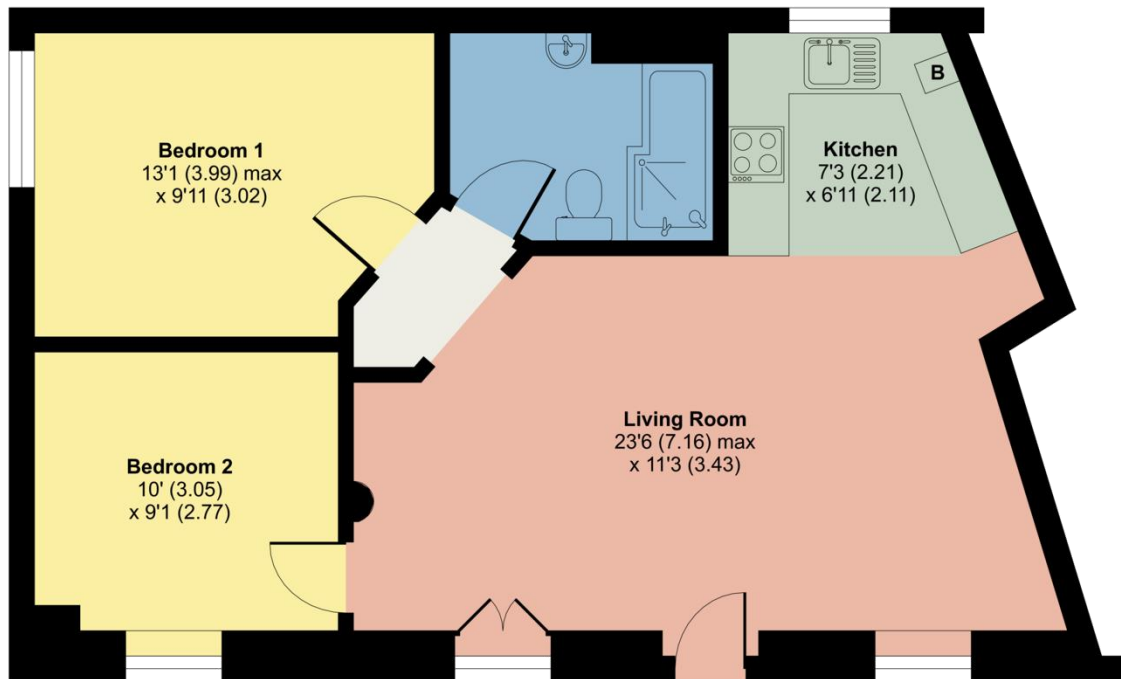


Courtyard and Parking

# Main Street, Grange Over Sands, LA11

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1054896

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