



Grange-over-Sands

£225,000

3 Bodden Croft, Fernleigh Road, Grange-over-Sands, Cumbria, LA11 7HN

Spacious, First and Second Floor Maisonette in a very convenient location close to the town with some delightful views over the town, towards Morecambe Bay.

This property is ideal for the lock up and leavers or family - viewing is highly recommended. Comprising Vestibule, split level Hallway with Cloaks cupboard, Bathroom, Dining Hall, Lounge, Breakfast Kitchen and 3 Double Bedrooms.

Quick Overview

Maisonette - 3 Double Bedrooms
 2 Reception Rooms - 1 Bathroom
 Town centre location
 Super Bay views
 Spacious and light
 Some period features
 Very convenient location
 Pleasant neutral decor
 On street parking
 Superfast Broadband available*



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Superfast
Broadband



On street parking

Property Reference: G2867



Entrance Hall



Bathroom



Dining Hall



Lounge

Description: 3 Bodden Croft is a very interesting property which will appeal to many different buyers. The property is certainly more spacious than an average new build so may appeal to families just starting out on the property ladder. Although there is no outdoor space for children, the Promenade with childrens playground and skate park are close by, as is the Primary School! Equally, it is a great lock up and leave property for those seeking a weekend get away.

Spacious and light with super bay views and some lovely original features, versatile layout and potential to perhaps add a Shower Room to the top floor - so many boxes to tick!

Externally the locking gate in the wall opens to reveal the external steps to the front door which opens into the First Floor Vestibule and the pretty, stained glass original front door. The split level Hallway is light, spacious and welcoming with useful Cloaks cupboard and high level 'Velux' roof window. The Bathroom is very generously proportioned with an attractive stained glass sash window and white suite comprising WC, wash hand basin, bath and shower enclosure. Recessed ceiling spot lights, chrome ladder radiator and recessed, shelved cupboard.

From the upper Hallway the stairs lead to the First Floor and a door leads into the central Dining Hall. This room is suitable for many different uses, perhaps Home Office, Play/Study Area for the kids? Large linen cupboard off and attractive, stained glass, ceiling window.

Bedroom 2 is a Double Bedroom enjoying pleasant views over roof tops towards Morecambe Bay.

The Lounge is a lovely room with high ceiling and dual aspect. Both original sash windows have window seats and pleasant views, one over the town and the other towards Morecambe Bay. Electric living flame fire with light wood surround. The Lounge opens in to the Breakfast Kitchen which again is sizeable with ample space for a central dining table. Furnished with an extensive range of cream wall and base cabinets incorporating the stainless steel sink unit. Plumbing for washing machine or dishwasher, space for upright fridge freezer and electric oven with ceramic hob. Pantry/Store and 2 side windows.

On the First Floor there are 2 further Double Bedrooms, both with pitched ceilings, exposed beams and 'Velux' roof windows providing delightful views over the town towards Morecambe Bay. Bedroom 1 has a fitted wardrobe and Bedroom 2 has some eaves storage. There is potential here perhaps to split the room and add a Shower Room if required.

Location: The location is excellent. A hop skip and a jump from the town centre, yet tucked away behind a high wall and gate so quite private! Grange over Sands enjoys amenities such as Railway Station, Medical Centre, excellent Primary School, Library, Post Office, Cafes, Shops and Tea Rooms with the picturesque Edwardian mile long Promenade, Ornamental Gardens and Bandstand frequented by locals and visitors alike. To reach the property proceed up Main Street turning right at the mini roundabout onto the short one way street with the famous 'Higginsons' Butchers on the corner. Continue straight across and take the first left into Fernleigh Road with the blue gate in the high

wall (entrance) first on the left.

Accommodation (with approximate measurements)

Split Level Hallway

Bathroom

Dining Hall 17' 9" x 7' 6" (5.41m x 2.29m)

Bedroom 1 10' 6" x 9' 0" (3.2m x 2.74m)

Lounge 13' 9" x 12' 9" (4.19m x 3.89m)

Breakfast Kitchen 13' 3" x 12' 0" (4.04m x 3.66m)

Bedroom 2 11' 9" x 10' 1" (3.58m x 3.07m)

Bedroom 3 11' 9" max x 8' 11" max (3.59m max x 2.72m max)

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

Tenure: Leasehold. 999 years from the 17th March 1989.

*Checked on <https://checker.ofcom.org.uk/19.01.2024> not verified.

Service Charge: Ground Rent - 1 peppercorn. There is no Service Charge, works are done on an as and when basis.

Conservation Area: This property is situated within Grange Conservation Area.

Council Tax: TBC - Currently Business Rates and being put back to Residential.

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

What3words:

<https://what3words.com/bedrooms.organisms.ridiculed>

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

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £775 - £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML): 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 (incl. 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).



Breakfast Kitchen



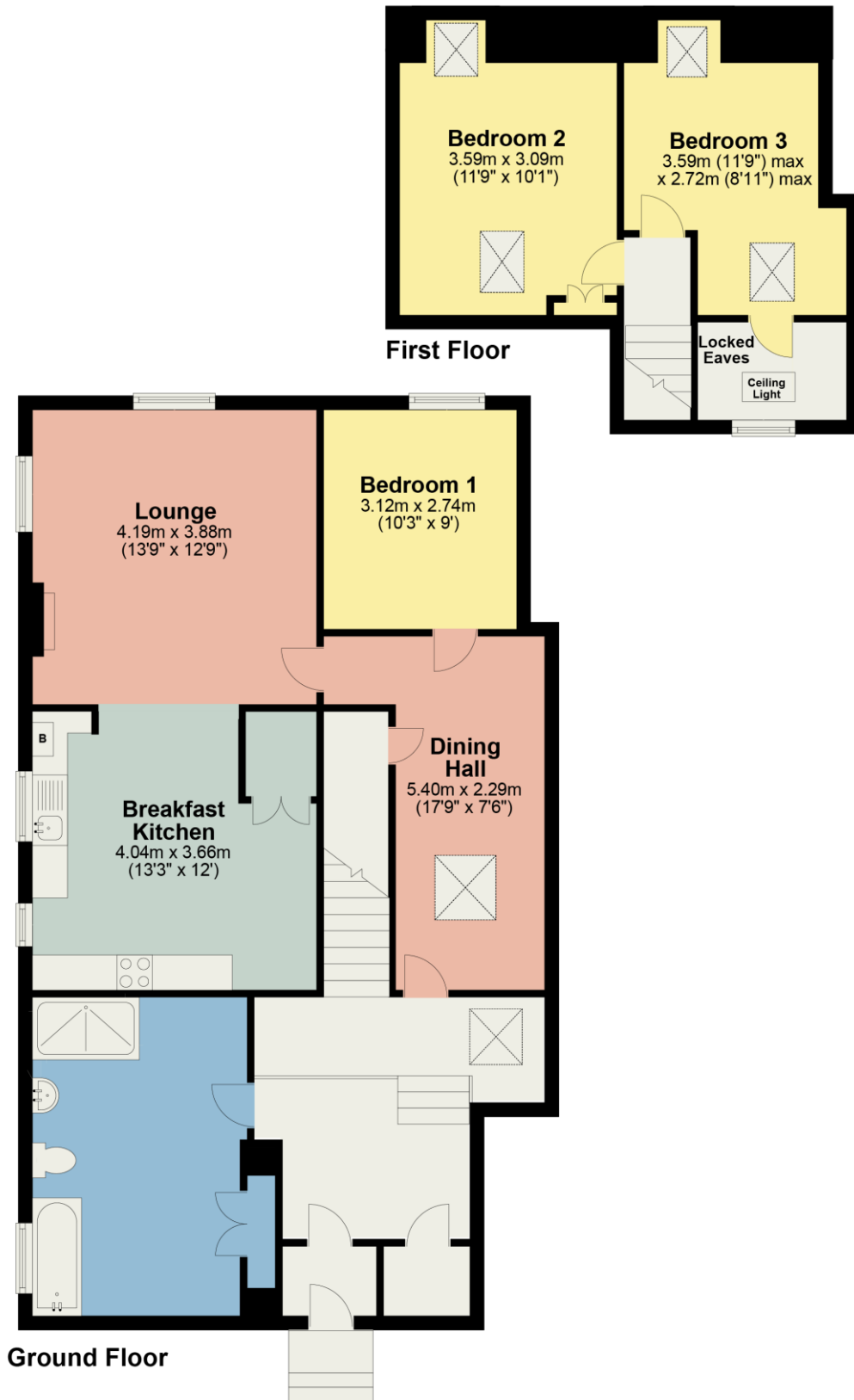
Breakfast Kitchen



Bedroom 1



Bedroom 2



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: G2867

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