



Grange-over-Sands

£145,000

4 Beech Road, Grange-over-Sands, Cumbria, LA11 6AL

A 2 Bedroom 'Mid' Terraced House, ideal for the First Time Buyer/Investor, waiting to be brought into the 21st Century.

Comprising Entrance Hall, Open Plan Living/Dining Room, Kitchen, 2 Double Bedrooms and Bathroom. Small Rear Yard, Front Seating Area and Parking Space for 1 car.

No Upper Chain.

Quick Overview

Mid Terrace - 2 Bedrooms

1 Reception - 1 Bathroom

Elevated Location

Chain Free

Low maintenance outdoor space

Gas central heating

uPVC double glazed windows

Refurbishment required

Parking space

Superfast Broadband speed 80mbps available*



2



1



1



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Superfast
Broadband



Parking space

Property Reference: G2902



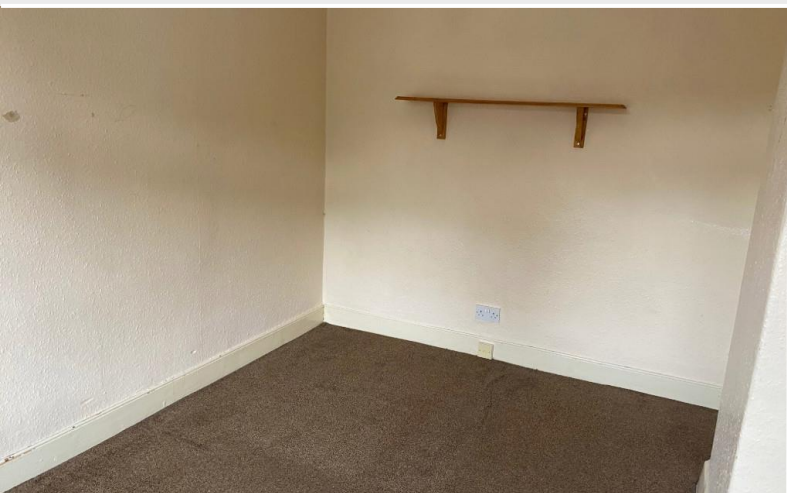
Open Plan Living/Dining Room



Kitchen



Bedroom 1



Bedroom 2

Description 4 Beech Road is a 'Mid' Terrace Cottage, set in an elevated position in Grange over Sands. Now in need of refurbishment, this property will no doubt attract the attention of Investors or perhaps First Time Buyers. All the basics are here to provide a lovely, welcoming first or second home. With a little effort and investment this property can be brought back to the condition it deserves.

The Main Entrance is accessed via a narrow lane off Stone Terrace. The Porch leads into the Entrance Hall with stairs to the First Floor and door to the Open Plan Living/Dining Room. This room was knocked through many years ago to create a spacious room with dual aspect. Useful under-stairs storage cupboard and wall mounted gas fire (not in use).

The Kitchen is bijou but perfectly functional with cream wall and base cabinets. Stainless steel sink unit, integrated oven and ceramic hob and space for fridge freezer and washing machine.

Upstairs are 2 Double Bedrooms one with front aspect with glimpses of Morecambe Bay and 1 with rear aspect. The Bathroom has a coloured suite comprising WC, pedestal wash hand basin and bath.

Outside to the front is a small but very sunny paved area with enough space for a seat and some garden pots. To the rear is a small back yard with a private parking space directly opposite over the shared access lane.

Location 4 Beech Road is hidden away on a short, little known road towards the top of Grange over Sands. This friendly Edwardian Seaside town is conveniently located with junction 36 of the M6 Motorway being just 20 minutes away and with the attractions of the inner Lake District just a little further.

Grange Town Centre boasts amenities such as Post Office, Library, Medical Centre, award winning Butchers, Grocery Stores, Excellent Primary School, Cafes and Railway Station plus the picturesque Promenade, attractive Ornamental Gardens and Band Stand.

To reach the property proceed up Grange Fell Road passing the Library on the right. Take the 8th right turn into Stone Terrace, follow the road and bear round to the left at the top into Beech Road and the property can be found shortly on the left hand side.

Accommodation (with approximate measurements)

Hall

Open Plan Living/Dining Room 22' 11" x 11' 4" max & 10'4" min (7.01m x 3.46m max & 3.17 min)

Kitchen 7' 10" x 6' 9" (2.41m x 2.08m)

Bathroom

Bedroom 1 14' 6" x 10' 5" (4.42m x 3.20m)

Bedroom 2 12' 2" x 8' 2" (3.71m x 2.49m)

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 12.4.24 not verified

Note: The back road is shared and must be kept clear at all times.

Council Tax: Band B. Westmorland and Furness Council

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

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

What3words:

<https://what3words.com/crb.coupler.scorpions>

Rental Potential: If you were to purchase this property for residential lettings and it was refurbished we estimate it has the potential to achieve £700-750 per calendar month. For further information and our terms and conditions please contact our Grange Office.



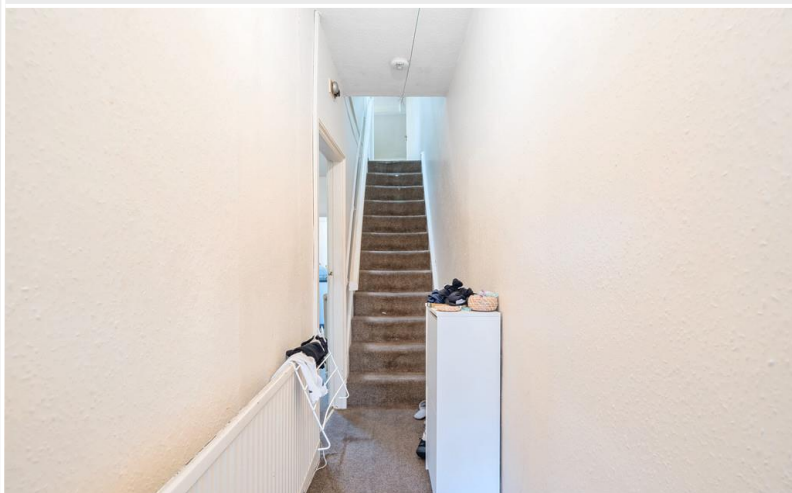
Bathroom



View from Bedroom 1



External Front



Hall

Beech Road, Grange-Over-Sands, LA11

Approximate Area = 832 sq ft / 77.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1111816

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