



# Grange-over-Sands

£245,000

2 Stone Terrace, Grange-over-Sands, Cumbria, LA11 6AJ

2 Stone Terrace is a charming, mid terrace, Stone Cottage with some pleasing original features and views towards Morecambe Bay from the First Floor. Ideal for the First Time Buyer, Down Sizer and Investor.

Comprising Dining Room, Kitchen, Living Room, Sun Room, 2 Bedrooms, Bathroom and Garden. No upper chain. Viewing is recommended.

## Quick Overview

Mid Terrace - 2 Bedrooms

3 Receptions - 1 Bathroom

Edge of Town Location

First Floor views to Morecambe Bay

Lovely walks from the doorstep

Convenient for Primary School

Attractive, stripped original doors

Front Garden

On street Parking

Superfast Broadband speed 80mbps available\*



2



1



3



D



80 Mbps



On street  
Parking

Property Reference: G2903





Dining Room



Kitchen



Living Room



Sun Room

**Description:** 2 Stone Terrace is a lovely, extended, spacious, Mid-Terrace Stone Cottage. The Ground Floor layout is versatile and would suit the home worker with space for an Office or a young family with potential Playroom? There are some areas that would perhaps benefit from a little refresh here and there but often this is something that new buyers are excited to take on, in order to put their own stamp on a new home. The property boasts some charming original features such as slate flagged floor in the Kitchen, deep set windows and beautiful, original stripped doors throughout and has a lovely, cottagey feel.

From the rear aspect of the property the main door opens in to the Dining Room with 2 Velux windows, side window and internal window to the Kitchen. This versatile room could be used for a variety of different uses.

The Kitchen is positioned centrally and is of generous proportions with large, under stairs pantry/storage cupboard. Cream painted wall and base units with inset sink and breakfast seating for 2 people. Space for washing machine and fridge freezer and range cooker. Wonderful, original slate flagged floor.

The Living Room is light with French doors into the Sun Room, electric fire with pine surround, lower shelving to alcove and half glazed external door to the Rear Porch. The Sun Room is spacious with ceramic tiled floor and pleasant views into the Garden.

From the Entrance Hall, stairs lead up to the First Floor Landing with narrow window, spacious linen cupboard and access to Bedrooms and Bathroom.

Bedroom 1 is a generous Double Room with delightful views over roof tops to Morecambe Bay and the fells beyond. Bedroom 2 is a good sized Single Bedroom with similar pleasing views and recessed wardrobe. The Bathroom is located to the rear with pleasant views towards Hampsfell through the half frosted window. White suite comprising WC, bath and pedestal wash hand basin.

To the front of the property is the Garden with a sunny paved patio. There is also a timber store at the bottom of the Garden and pedestrian gate access to the rear lane. The Garden is a lovely space and a potential haven, with small lawn and well stocked borders. With a little 'TLC' from the green fingered buyer this garden could become an absolute delight. There is a small 'Yard' to the rear with enough space for bins. Parking is on road.

**Location:** Situated in an elevated location on Grange Fell Road approximately ½ a mile from the popular Edwardian Seaside Town Centre of Grange-over-Sands where a variety of local Shops, Banks, Library, Post Office, Medical Centre, picturesque Promenade and Ornamental Gardens can be



found. The excellent local primary school is an easy walk away, as is the nearby 'Grange Fell Golf Club' and the beautiful open countryside of Hampsfell. The Railway Station is approximately 1 mile away with good connections to the rest of the country.

To reach the property, proceed up Main Street, bearing right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road, proceed up the hill for approximately ½ a mile and turn right into Stone Terrace. No. 2 can be found shortly on the right hand side.

#### Accommodation (with approximate measurements)

**Dining Room** 14' 2" x 10' 6" (4.32m x 3.2m)

**Kitchen** 12' 6" x 11' 6" (3.82m x 3.53m)

**Living Room** 15' 9" x 10' 9" (4.82m x 3.28m)

**Sun Room** 9' 1" x 7' 10" (2.79m x 2.41m)

**Bedroom 1** 17' 3" x 9' 3" max & 7'3" min (5.28m x 2.82m max & 2.22 min)

**Bedroom 2** 9' 3" x 7' 8" (2.82m x 2.34m)

**Bathroom**

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

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 05.04.24 not verified

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

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

**What3words:** <https://what3words.com/slopes.flips.buck>

**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 £600 -£650 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Holiday Lettings:** Currently let through Finest Retreats and generating a net income of £6,500 for 2023. There is room to improve this should you wish to Holiday Let on a more regular basis.



Bedroom 1



Bedroom 2



Front Aspect

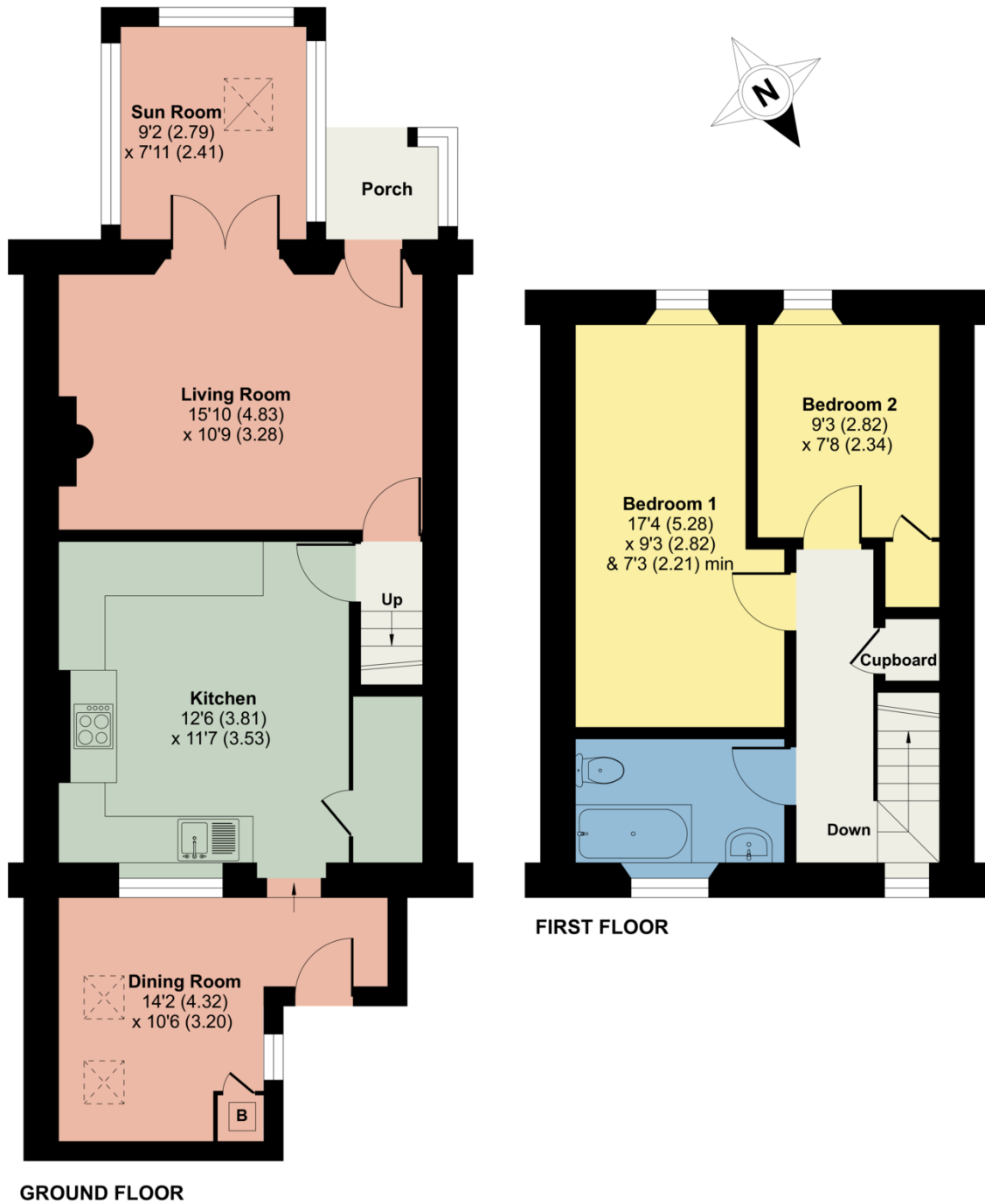


Garden

# Stone Terrace, Grange-Over-Sands, LA11

Approximate Area = 787 sq ft / 73.1 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: 1111560

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