



## Grange-Over-Sands

£135,000

2 Burnage Court, Hampsfell Road, Grange-Over-Sands, Cumbria, LA11 6BE

A centrally located First Floor Flat with 2 double Bedrooms. Close to all amenities, railway station, shops, library, cafes etc. in the picturesque heart of Grange over Sands.

Comprising Shared Entrance, Private Hallway, Open Plan Living Room/Kitchen, 2 Bedrooms and Bathroom. Short term on road Parking close-by. No upper chain.

### Quick Overview

- First Floor Flat - 2 Bedrooms
- Open Plan Living/Dining and Kitchen - 1
- Shower Room
- Town Centre Location
- Convenient yet tucked away location
- Gas central heating
- No parking but other options available
- No upper chain
- Superfast Broadband speed 80 mbps available\*



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Superfast  
Broadband



No Parking but  
options closeby

Property Reference: G2808



Hallway



Open Plan Living Kitchen



Open Plan Living Kitchen



Bedroom 1

**Description:** This centrally situated First Floor 2 Bedroom Flat is centrally and conveniently located for all the amenities which Grange over Sands has on offer. The Railway Station, Primary School, Post Office, Medical Centre, Cafes, Shops and Tearooms are all within easy reach as in the picturesque, mile long Promenade.

Ideal for the Down-Sizers or First Time Buyer wishing to move onto the property ladder.

The uPVC entrance door opens to the communal Hallway where stairs lead up to the main door. Opening to:- A short flight of stairs lead to the First Floor with attractive glass balustraded landing with recessed window. Wood effect laminated flooring, loft hatch and large store cupboard. 'Oak' doors lead to all rooms. The Open Plan Living/Kitchen has 2 large windows looking out towards the Library and trees. Modern grey high gloss kitchen cabinets to one wall with inset stainless steel sink, integrated electric oven with extractor hood over, gas hob and integrated fridge.

Both Bedrooms are doubles, 1 with recessed wardrobe, the other with plumbing for automatic washing machine and concealed wall mounted gas central heating boiler. The Shower Room has a frosted window and a 3 piece white suite comprising double shower enclosure, pedestal wash hand basin and low flush WC. Recessed ceiling spot lights and chrome ladder style radiator.

**Location:** To reach the property on foot from the Hackney & Leigh Office, proceed up main street to mini round about past Hampsfell Apartments on right, down the hill and the property is on the left opposite the library.

**Accommodation (with approximate measurements)**

**Hallway**

**Open Plan Living/Kitchen** 18' 1" max x 14' 8" max & 8'9" min (5.53m max x 4.48m max & 2.69m min)

**Bedroom 1** 11' 9" x 11' 7" (3.59m x 3.55m)

**Bedroom 2** 11' 5" x 8' 5" (3.48m x 2.57m)

**Shower Room ..**

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

**Tenure:** Freehold. Subject to the lease of Flat 1 Burnage Court which is subject to a 999 year lease dated 12/03/1986.

\*Checked on <https://checker.ofcom.org.uk/05.07.2024> not verified.

**Note:** This property can only be used as a single private residence.

**Council Tax:** Westmorland and Furness District Council.  
Band A.

**Service Charge:** Any external works are done on an 'as and when basis' and split on a 50/50 basis.

**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.covertly.scary.rails>

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £675 - £725 per calendar month. For further information and our terms and conditions please contact our Grange Office.



View from Open Plan Living/Kitchen

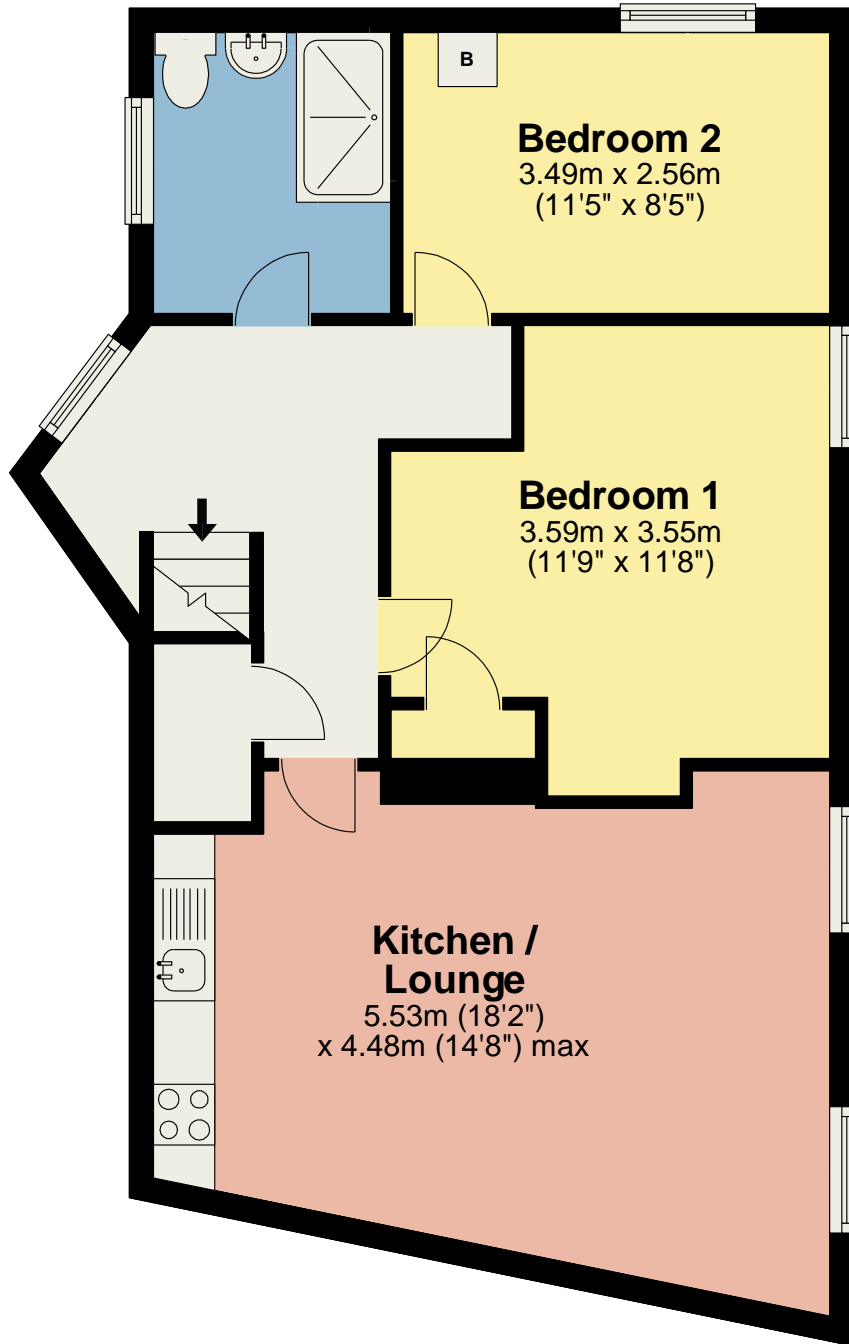
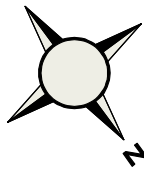


Bedroom 2



Shower Room





**Total area: approx. 57.5 sq. metres (618.8 sq. feet)**

For illustrative purposes only. Not to scale. REF: G2465

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/07/2024.

Request a Viewing Online or Call 015395 32301