



Grange-over-Sands

£335,000

2 Hazelwood Terrace, Grange-over-Sands, Cumbria, LA11 6ES

A recently improved, beautifully presented, Mid Terrace Victorian property with stunning Bay views, low maintenance outdoor space and off road parking.

Comprising Hallway, Lounge, Dining Room, newly installed Kitchen, Utility Room, 3 Double Bedrooms, Bathroom, WC and Loft Room with planning permission. Front and Rear Patio Gardens, Workshop and part ownership of land adjacent for Parking. Early viewing highly recommended.

Quick Overview

Mid Terrace - 3 Double Bedrooms

2 Reception Room - 1 Bathroom

Edge of town Location

Stunning Views of Morecambe Bay

Workshop

Low maintenance outdoor space

Pleasant walks from the doorstep

Newly installed Kitchen, Windows, Central

Heating Boiler

2 Parking Spaces

Superfast Broadband available*



3



1



2



D



Superfast
Broadband



2 Parking Spaces

Property Reference: G2840



Lounge



Kitchen



Utility Room

Description: Whoever purchases this property will be very lucky indeed!

The current vendors have completed a whole program of works during their ownership which includes stylish new wood effect uPVC windows and distinctive front door, replaced the boiler with a modern Worcester, green star energy efficient boiler, new shaker style Kitchen with quartz work surfaces, modern, sleek wardrobes in Bedroom 1, new carpets throughout and fabulous bbq to the rear. In addition to all of this and with future proofing in mind, they also have planning permission to extend into the generous loft space to a make a large room of your choice. A luxurious Master Suite? Man Cave? Studio? Cinema Room? Spacious Office? Teenagers Den? The choice is yours.

This warm, welcoming and inviting home dates back to 1889 and is beautifully presented throughout. We expect this property to appeal to a variety of people ie: families for the deceptive and versatile space, second home owners with the low maintenance outdoor space, close proximity to the Railway Station and of course the breath-taking views and down-sizers. Apart from the views, this property enjoys some features typical of the era such as high ceilings, deep skirtings, traditional doors and some coving and picture rails.

The impressive front door opens into the Hallway which has high, coved ceiling, wonderful, original, Victorian tiled floor and stairs rising to the First Floor. The sunny Lounge has a lovely, walk-in bay window and enjoys views towards Morecambe Bay. Attractive exposed stone fireplace with solid oak surround, recessed wood burning stove and stone hearth. Two original half height recessed cupboards in the alcoves. The Dining Room is of generous proportions with large window to the rear aspect, original half recessed cupboard. Attractive stone fireplace with solid oak surround and recessed wood burning stove. Useful under stairs cupboard.

The Kitchen was remodelled less than 12 months ago! Furnished with a most attractive range of white, shaker style wall and base cabinets with brass handles, wonderful quartz work-surface and striking, feature wall tiles with inset deep 'Belfast' sink and 2 side windows. Integrated appliances include 'Bosch' dishwasher and 'NEFF' induction hob, electric oven and extractor. A door leads into the spacious Utility Room with rear window and external door. Wall and base cabinets, stainless steel sink, new 'Worcester' green star boiler and ample space for washing machine, tumble drier, additional freezer and muddy dogs!

The shallow stairs from the Hallway lead to the half landing with stained glass ceiling light. Steps lead around to the Bedrooms and further steps to the Bathroom and WC. There is a useful, separate WC with window. The Bathroom is much larger than average with tiled floor, attractive tiling to dado height and lovely feature tiles to the window seat. The suite is white and comprises 'L' shaped bath with shower over, WC and wash hand basin set into a modern vanity unit. Airing/linen cupboard. All 3 Bedrooms are Double with the Master benefitting from an attractive range of sleek white illuminated wardrobes installed in 2024. Bedrooms 1 and 3 enjoy simply magnificent views towards Morecambe Bay, Holme Island and beyond.



Lounge



Views



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

The main landing has a storage cupboard with pull down ladder which is the current access to the loft. The vendors have fitted 3 'Velux' roof windows and it is boarded throughout. Plans have been passed to create another room if required.

To the rear of the property is a Workshop which has a newly built work bench, power and light. To the front of the Workshop there is a sheltered fitted bbq area with oak worktop and shelf under. Ideal for those sunny evenings! To the front is a charming small garden with artificial grass which enjoys delightful views

Across the road is a parcel of land owned by several properties which provides shared Parking. 2 Hazelwood Terrace has 2 Parking spaces but you can use a 3rd space for guests short term.

Location: Situated just on the outskirts of the popular and friendly town of Grange over Sands and making the absolute most of the wonderful views, Hazelwood Terrace enjoys a very convenient location. The location is handy for town but also only a hop, skip and a jump from the woodland behind - ideal for the dog walkers and den building children!

Just a short walk from the Railway Station and the picturesque, mile long, Edwardian Promenade. The Netherwood Hotel with gym facilities is almost next door and a little further amenities such as Medical Centre, Primary School, Library, Post Office, Bakery, Butchers, Shops, Cafes and Tea Rooms etc. The popular village of Cartmel is just 3 miles away with renowned eateries, the historic Priory Church, Sticky Toffee Pudding and Cartmel Secondary School.

To reach the property proceed out of Grange past the railway station in the direction of Lindale with Hazelwood Terrace being the last row of properties on the left hand side opposite the turning for Grange Golf Club.

Accommodation (with approximate measurements)

Hallway

Lounge 16' 4" x 13' 5" (5.00m x 4.09m)

Dining Room 15' 0" x 14' 2" (4.58m x 4.32m)

Kitchen 13' 5" x 8' 10" (4.09m x 2.69m)

Utility Room 10' 4" x 7' 8" (3.15m x 2.34m)

Bedroom 1 16' 3" x 9' 8" (4.95m x 2.95m)

Bedroom 2 11' 6" x 11' 3" (3.51m x 3.43m)

Bedroom 3 12' 4" x 7' 9" (3.76m x 2.36m)

Bathroom

WC

Loft Room

Workshop 10' 8" x 6' 7" (3.27m x 2.03m)

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 16.9.23 not verified

Note: There is a charge of £150 (paid until June 2025) which gives the owner of 2 Hazelwood Terrace rights to use the driveway entrance via JT Atkinson to access the Parking Area.



Bathroom



Kitchen



Dining Room



BBQ



Views

Council Tax: Band C. Westmorland and Furness Council.

Conservation Area: This property is located with Grange-over-Sands Conservation Area.

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

What3words:
<https://what3words.com/rectangular.decades.persuade>

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 £800 - £850 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).

Meet the Team

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Hazelwood Terrace, Grange-Over-Sands, LA11

Approximate Area = 1441 sq ft / 133.8 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). © n̄cheom 2023. Produced for Hackney & Leigh. REF: 1036931

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