



Grange-over-Sands

£195,000

Lower Wasdale, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7DT

Super Ground Floor Apartment with some good bay views, Parking, Garage, Garden and extensive Undercroft Storage. Located only a short stroll from the town centre in a residential street this property will appeal to many different buyers. Perhaps a little tlc required here and there but an excellent property none the less. Viewing recommended.

Quick Overview

Ground Floor Apartment - 2 Double Bedrooms
 1 Reception - 1 Bathroom
 Good residential location
 Good, partial Bay Views
 Extensive Undercroft
 Pretty Front Garden
 Some TLC required
 Parking and Garage
 Superfast Broadband available*



2



1



1



C



Superfast
Broadband



Garage and
Parking

Property Reference: G2789



Bedroom 1



Views from Bedroom and Sitting Room



Kitchen



Bedroom 2

Description This super, spacious and versatile Ground Floor Apartment is generously proportioned, has good bay views, excellent storage below and somewhat unusual for an apartment has a Garage, pretty Front Garden and Parking!

The property will appeal to many - those wishing to downsize perhaps, first time buyers, retirees, investors, second home seekers. The close proximity to town and the Promenade are just some of the pluses.

The new owner may wish to treat it to some tlc in some areas - the Kitchen and Bathroom are both modern. The rooms are spacious and light and both Bedrooms and Lounge have large bay windows.

The glazed external door opens into the Porch which is a useful area for muddy shoes and wet coats, a door leads into the central Hallway which has a generous Cloaks cupboard and doors to all rooms. The Kitchen is dual aspect and furnished with a range of light wood effect wall and base cabinets with integrated fridge freezer, electric oven, ceramic hob and stainless steel sink unit. There is space and plumbing for a dishwasher. The Lounge (currently utilised as a bedroom) is to the rear with large bay window and some lovely views towards Morecambe Bay and also has a wall mounted gas fire with marble hearth. The Main Bedroom is a very generously sized room with large bay window overlooking the pretty front garden. Bedroom 2 faces the rear again with a large walk-in bay window and under stairs storage. The Bathroom is tiled with uPVC boarded ceiling and recessed ceiling spot lights and frosted window to the rear. The suite is white and comprises low flush WC, pedestal wash hand basin, bath and separate shower enclosure.

Externally (beneath the flat) is a useful Utility Room and Workshop with reduced head height, power, light and uPVC windows. Off these two rooms are two further good areas of under-croft storage. The Garage is also large and could easily accommodate two vehicles in tandem. Parking is to the front of the garage for 2 cars. The pretty Garden is to the front, which is well stocked and colourful - as it is below road level, enjoys a good degree of privacy.

Location Grange over Sands is a popular, friendly seaside town with amenities such as Medical Centre, Primary School, Library, Post Office, Shops, Cafes/Tea rooms just a short, level walk away. The picturesque, mile long Edwardian Promenade and delightful Ornamental Gardens are less than a hop, skip and a jump away!

Grange is conveniently placed just 20 minutes or so from Junction 36 of the M6 Motorway and not much further from the attractions of the inner Lake District.

From Grange town Centre, follow the main road westwards along 'The Esplanade', Park Road and into Kents Bank Road. Passing the fire station turn left into Thornfield Road and immediately right. Lower Wasdale can be found shortly on the right. (Rear access lane).

Accommodation (with approximate measurements)

Porch

Hallway

Kitchen 10' 6" x 6' 10" (3.2m x 2.08m)

Lounge/Dining Room 16' 1" into bay x 13' 7" max (4.9m into bay x 4.14m max)

Bedroom 1 18' 3" into bay x 13' 6" max (5.56m into bay x 4.11m max)

Bedroom 2 15' 9" into bay x 9' 11" max (4.8m into bay x 3.02m max)

Bathroom

Utility Room 12' 8" x 6' 4" (3.86m x 1.93m)

Workshop 10' 3" x 10' 2" (3.12m x 3.1m)

Under-croft 15' 9" x 6' 4" (4.8m x 1.93m)
Garage 33' 10" x 12' 8" (10.31m x 3.86m)

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

Tenure Freehold. Subject to the Lease of Upper Wasdale - 300 Year Lease from the 01/01/2020. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 15.5.23 not verified

Conservation Area This property is located within Grange Conservation Area.

Council Tax Band B. Westmorland and Furness Council

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/swerves.claim.handsets>

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 £625. - £650 pcm 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 (inc. 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).



Bathroom



Garage



Front Garden



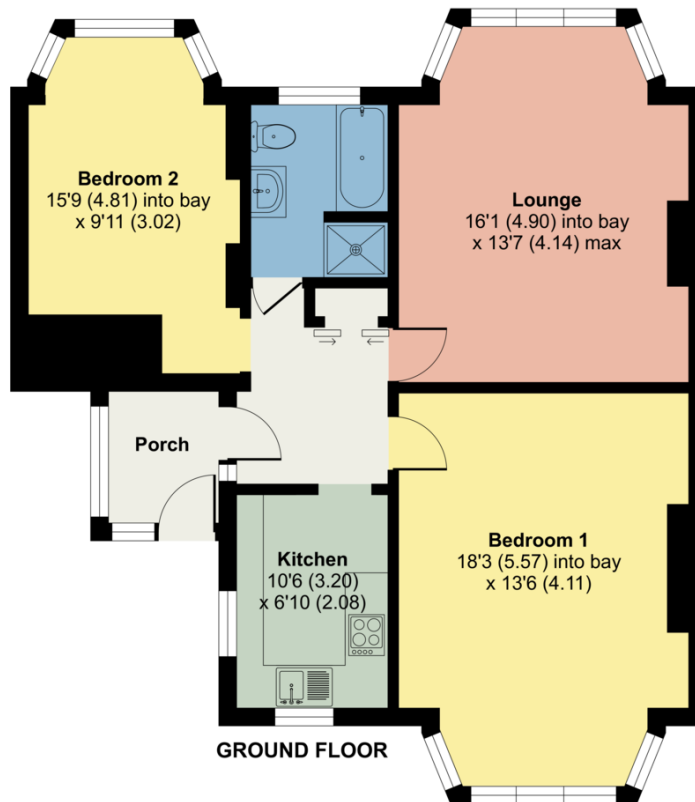
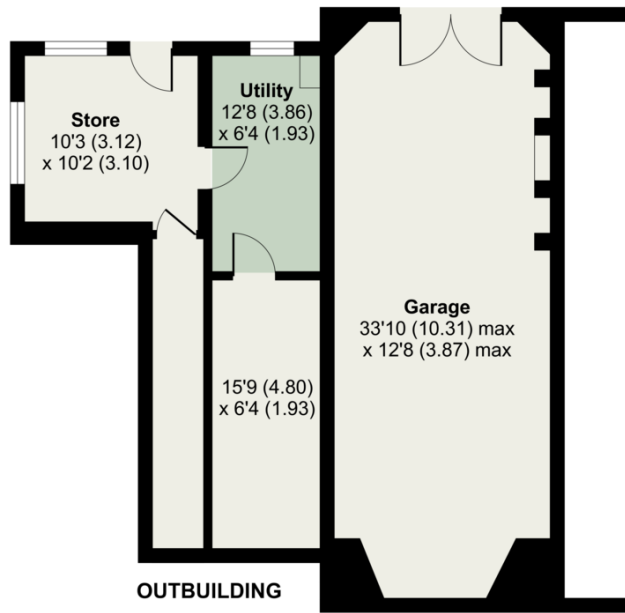
Parking

Kents Bank Road, Grange-Over-Sands, LA11



Approximate Area = 841 sq ft / 78.1 sq m
Outbuilding = 765 sq ft / 71 sq m (includes garage)
Total = 1606 sq ft / 149.2 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 2023. Produced for Hackney & Leigh. REF: 984657

A thought from the owners - A bright place to live with lovely views, easy level walking access into Grange and off-street parking.

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 18/05/2023.

Request a Viewing Online or Call 015395 32301