



## Grange-over-Sands

£190,000

3 East View, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7EY

This delightful, chain free, 2 Bedroom Second Floor Flat offers a perfect blend of comfort and convenience. With its own Garden, Patio, and Parking space. This property is an ideal retreat, first home or for those wishing to downsize and seek a central location amidst the charm of this coastal town.

Comprising Entrance Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom and Garden. Early viewing recommended.

### Quick Overview

Second Floor 2 Bed Flat

Parking space

Rear enclosed Garden with Patio Area

2 Double Bedrooms

Convenient Location For Town

Double Glazed UPVC Windows

Gas Central Heating

Modern Kitchen and Bathroom

No Upper Chain

Superfast broadband



2



1



1



C



Superfast  
Broadband



1 Parking Space

Property Reference: G3029



Landing



Sitting Room



Kitchen



Bedroom 1

A delightful Second Floor Flat nestled on Kents Bank Road in the picturesque town of Grange-over-Sands only a short stroll to the local shops and amenities and the Edwardian promenade offering a lovely level walk and fabulous panoramic views across the Bay.

The metal staircase leads to the First Floor with additional internal stairs to the Second Floor Landing with storage and loft hatch. The spacious Sitting Room has a dual aspect, a slate fireplace with fitted electric fire. The Kitchen has a range of fitted wall and base units with wood effect worktop and sink unit. Free standing electric oven, washing machine and space for fridge. There are 2 well proportioned double Bedrooms both with a rear aspect and finally a good sized stylish 3 piece Bathroom with a fabulous sized corner bath with shower attachment, wash hand basin and WC.

To the rear of the property there is a good sized low maintenance enclosed Garden with attractive lawn and patio area including a timber Garden shed. To the front of the property there is Parking Space for 1 vehicle.

**Location** Located centrally on Kents Bank Road just a short walk to the many amenities Grange has to offer such as Medical Centre, Library, Post Office, Shops, Cafes and Tea Rooms - the level mile long picturesque, Edwardian, Promenade, Ornamental Gardens and Bandstand are close-by.

To reach the property proceed up Main Street to the mini roundabout, turn right and when you reach the junction with Higginson's Butchers on your left, turn left onto Kents Bank Road. Go past the Co-op and the property is located on the right hand side opposite the car park.

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<https://what3words.com/devoured.spoons.unscaved>

**Accommodation (with approximate measurements)**

**Private Entrance Hall**

**Sitting Room** 18' 4" x 12' 1" (5.60m x 3.70m) limited head height

**Kitchen** 9' 0" x 8' 9" (2.74m x 2.67m)

**Bedroom 1** 12' 0" x 11' 10" (3.66m x 3.61m) with limited head height

**Bedroom 2** 11' 10" x 9' 7" (3.61m x 2.92m) with limited head height

**Bathroom**

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



**Tenure:** Leasehold - subject to a 999 year lease which commenced 1/3/1972 - no service charge or ground rent is payable, works are done on an 'as and when' basis.

**Conservation Area:** This property is situated within Grange Conservation Area

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

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

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

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Bedroom 2



Bathroom



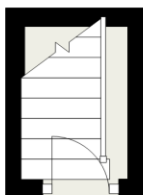
Garden



Rear Aspect

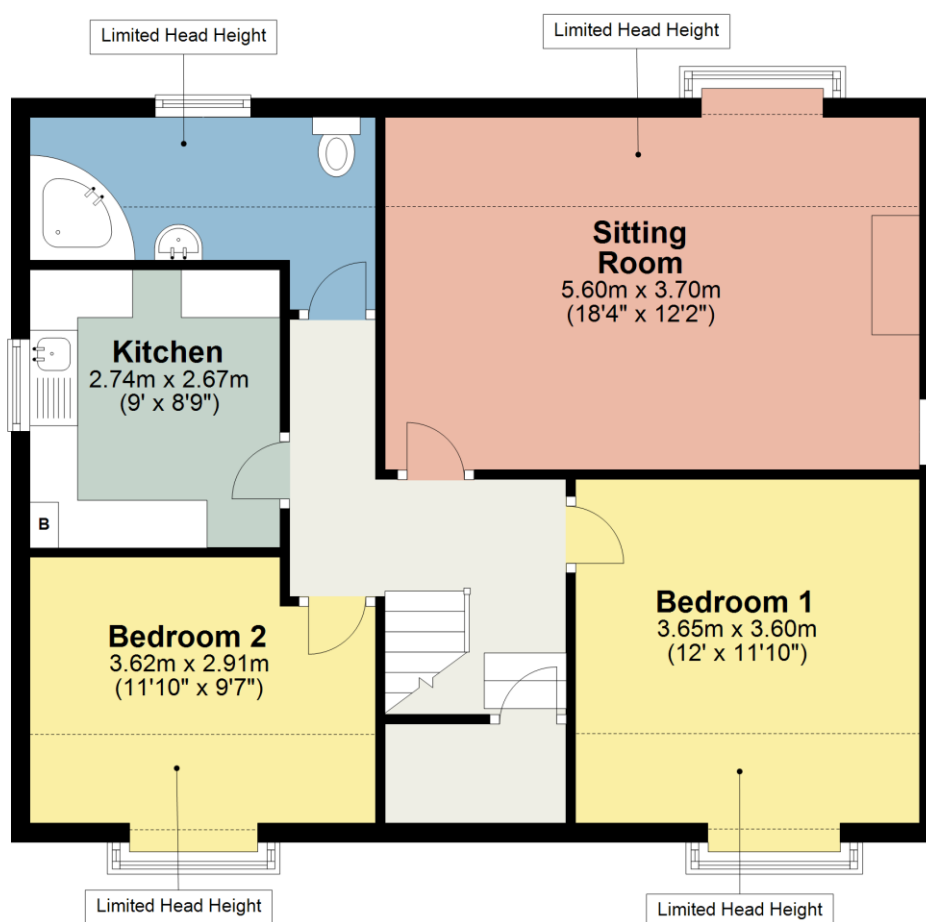
## First Floor

Approx. 1.7 sq. metres (18.5 sq. feet)



## Second Floor

Approx. 69.6 sq. metres (749.7 sq. feet)



**Total area: approx. 71.4 sq. metres (768.2 sq. feet)**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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