



## Allithwaite

£185,000

2 Hazelgarth, Allithwaite, Grange-over-Sands, Cumbria, LA11 7RS

Nestled in the heart of the picturesque village of Allithwaite, this delightful 2 Bedroom Mid Terraced property offers an exciting opportunity for those looking to improve their new home and benefits from a Garden/Patio and Parking space. With a little updating, this super property could be transformed into a cosy home, perfect for First-Time Buyers, small families.

No upper chain.

### Quick Overview

- Village location
- Good access to Primary School
- Opportunity to lavish a little TLC on the interior
- Quiet residential location
- Mid Terraced property
- 2 Bedrooms
- Garden and Parking
- Gas central heating
- No Upper Chain
- Superfast Broadband



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1



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Superfast  
Broadband



Parking Space

Property Reference: G3068



Cloakroom



Sitting/Dining Room



Sitting/Dining Room



Kitchen

Built approximately 30 years ago by highly regarded Priory Builders, Hazelgarth appeals to a broad range of people from families to couples and retirees. Now requiring a little 'TLC' this gives the new owner a fabulous opportunity to put their own stamp on to their new home.

The Covered Entrance leads to the main front door which opens into the Hallway with under-stairs storage cupboard, useful Cloaks Cupboard and Cloakroom with WC and wash hand basin. The Lounge is particularly well proportioned with front window and French doors into the Rear Garden/Patio. Adam style fireplace with timber surround, marble effect inset and hearth with a coal effect gas fire. The compact Kitchen has a rear aspect and is furnished with a range of wall and base cabinets incorporating the stainless steel sink. Built-in electric oven, hob and space for under counter fridge and washing machine.

From the Entrance Hall, stairs lead to the First Floor Landing where there are 2 Double Bedrooms. Bedroom 1 has a front aspect with recessed storage cupboard. Bedroom 2 is a smaller double with Velux roof-light.

The Bathroom has a coloured suite comprising bath with shower over, pedestal wash hand basin and WC. Velux roof light and linen cupboard housing the gas central heating boiler.

Outside, to the left of the front door is a small, secure storage 'shed'. There is Parking for 1 car to the front of the property on the block paved driveway and small borders with some mature shrubs. To the rear there is a patio area, ideal for a table and chairs and a few plant pots.

**Location** Allithwaite is a popular and friendly village with excellent Primary School, well regarded Public House/Restaurant, Community Centre which is the hub of many events and social gatherings in the village with Bowling Green, Football Pitch, Skate Board and Bike Track (Pump Track)! There is also a recently opened Village Shop (2024). Just a short drive from the seaside town of Grange over Sands where a wider range of amenities such as Railway Station, Post Office, Library, Medical centre etc can be found.

Approaching Allithwaite from Grange proceed down Holme Lane then turn right into 'The Square' following this road for about 200 yards, finding 'Hazelgarth' on the left. No 2 can be found shortly on the left hand side.

<https://what3words.com/examples.tapers.compliant>

**Accommodation (with approximate measurements)**

Covered Entrance  
Entrance Hall  
Cloakroom



Sitting Room 17' 7" x 10' 6" (5.36m x 3.2m)

Kitchen 8' 8" x 7' 3" (2.64m x 2.21m)

First Floor

Bedroom 1 15' 7" x 8' 6" (4.75m x 2.59m)

Bedroom 2 10' 9" x 8' 9" (3.28m x 2.67m)

Bathroom

Boiler cupboard

Outside Store

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

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

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

**Material Information:** The windows and front door are all hardwood.

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

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

**Residential Lettings:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £575 – £600 per calendar month. For further information and our terms and conditions please contact the 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).



Bedroom 1



Bedroom 2



Bathroom



Rear Garden

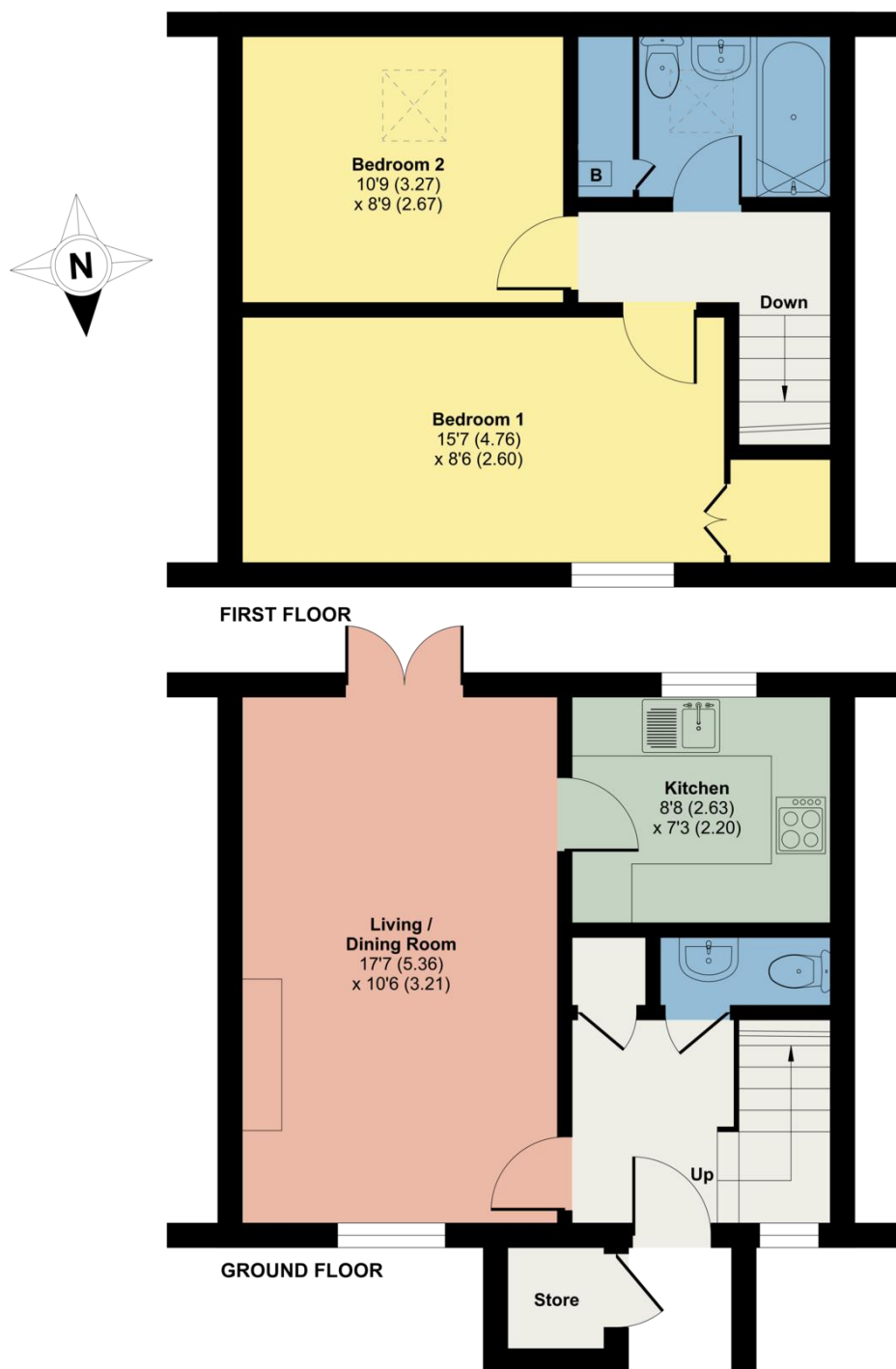
# Hazelgarth, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 690 sq ft / 64.1 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 701 sq ft / 65.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1272981

A thought from the owners - "This house is in a quiet cul-de-sac. the patio area to the rear is sheltered and South Facing, has the convenience of a toilet on the Ground Floor and a Bathroom with another toilet upstairs. Both Bedrooms are doubles".

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