



Grange-over-Sands

£195,000

3 Glenedyth, Lindale Road, Grange-over-Sands, Cumbria, LA11 6EP

An excellent, chain free, spacious and versatile Ground Floor Apartment with exceptional bay views. This comfortable Apartment is in a convenient location just on the outskirts of Grange over Sands, within an easy level walk either via pavement or the more picturesque Promenade. The rooms are spacious with high ceilings and the layout is versatile with Bedroom 2 having access to the Kitchen this room could be a formal Dining Room, Study or extra Sitting Room if required. We cannot emphasise the view enough! Literally, full, uninterrupted views towards Morecambe Bay from the front rooms and Garden - a real treat and this view changes by the second!

Not only does this Ground Floor Apartment have its own outdoor space it also has Store? Parking and a Garage. Ideal property for those seeking a second home, those looking for lateral living, downsizers or maybe first time buyers.

Quick Overview

Incredible Bay Views
Spacious Rooms
Versatile Layout
Convenient Location
Sunny Patio Garden
Parking for 1 small car
Garage

uPVC windows, doors and gas central heating
No Upper Chain
Superfast Broadband



2



1



1



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Superfast
Broadband

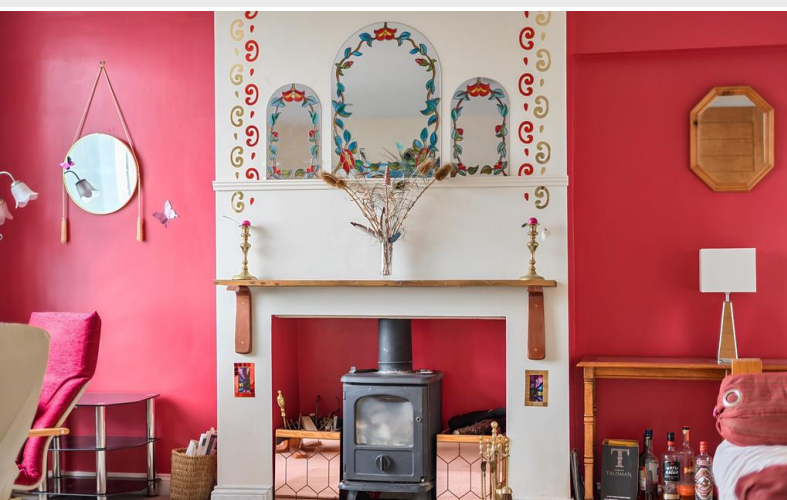


Garage & Parking
for 1 small car

Property Reference: G3067



Living/Dining Room



Living/Dining Room



Kitchen



Bedroom 1

The Front Porch is the first area from which to appreciate the wonderful views. Space for coats and muddy boots and perhaps an easy chair! The glazed inner door leads into the Living/Dining Room. This room is of impressive proportions accommodating both lounge and dining furniture with ease. The charming wood burning stove creates a warm focal point. The large, box bay window provides the most superb views towards Morecambe Bay and the hills and fells beyond. The Kitchen is galley style with glazed rear door and double doors to Bedroom 2/Dining Room. Furnished with a range of cream gloss wall and base cabinets with stainless steel sink unit, concealed fridge and built in electric oven and hob. Rear window and ceramic tiled floor.

Bedroom 1 is a very spacious Double Room with second large bay window with further magnificent Bay views. Bedroom 2 is located to the rear with double doors to Kitchen and door to Bathroom. A large room with the possibility of different uses. The Bathroom has a door from the Lounge and Bedroom 2 and has a 3 piece white suite comprising WC, pedestal wash hand basin and 'P' shaped bath with shower over. Airing cupboard housing the wall mounted gas central heating boiler.

Externally, to the front, is a sunny paved Patio with ample space for entertaining or simply spreading out and enjoy the wonderful view. There is also gated access to the road. Planted bed with neatly kept bordering hedge and fence. To the rear is a store the Garage which is larger than a single with up and over door and light. Space for work bench or storage. Parking is provided in front of the Garage for 1 small car.

Location The location of Glenedyth Flats is not only very convenient for a short walk into town along the picturesque, mile long Edwardian Promenade, but also positioned to enjoy incredible views to Morecambe Bay and the hills beyond. To the rear of the property is the Brown Robin nature reserve/limestone paving which is a conservation area. Just across the road is the bus stop ideal for use to Kendal and Ulverston. Approx 5 minutes walk to the Railway Station and just a little further to amenities such as Library, Post Office, Cafes, Shops and Tea Rooms. The picturesque, Edwardian Promenade is a hop, skip and a jump away and is a scenic, level, mile long walk. Approximately 20 minutes from Junction 36 of the M6 Motorway so also very accessible for those looking for a 'lock up and leave'.

To reach the property proceed out of Grange passing the Railway Station on your right and just past the turning for the Grange Hotel, Glenedyth Flats can be found on the left hand side.

What3words - <https://what3words.com/building.thus.axed>

Accommodation (with approximate measurements)

Porch

Living/Dining Room 17' 5" x 14' 8" (5.31m x 4.47m)

Kitchen 12' 2" x 6' 4" (3.71m x 1.93m)

Bedroom 1 15' 10" into bay x 12' 2" (4.83m into bay x 3.71m)

Bedroom 2/Dining Room 12' 10" into bay x 10' 4" (3.91m into bay x 3.15m)

Bathroom

Garage 14' 2" x 13' 1" max & 7' 4" min (4.34m x 4m max & 2.25 min)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. Wood-burning stove.

Tenure: Leasehold. Subject to a 999 year lease dated 01.01.2009. The Freehold is vested within the Management Company and all owners of Glenedyth Flats have a share. Vacant possession upon completion. No upper chain.

Council Tax: Band B. Westmorland and Furness Council.

Service Charge/Ground Rent: Service Charge: £360 per annum for buildings insurance, clearing gutters etc. No Ground Rent is payable.

Material Information: This property can only be used as a Single Private Dwelling House. Holiday Lets are not permitted.

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.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £750 - £800 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



Views



Dining Room/Bedroom 2



Patio Garden and View

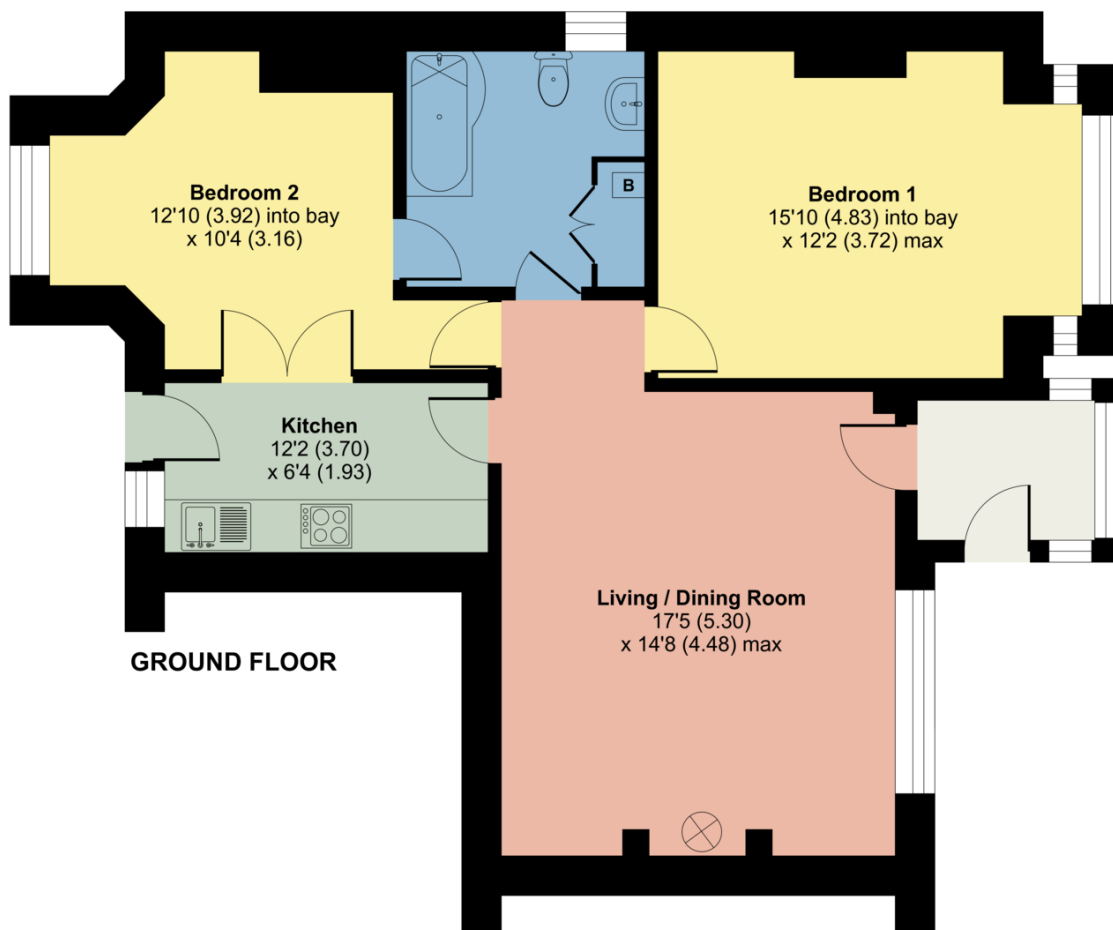
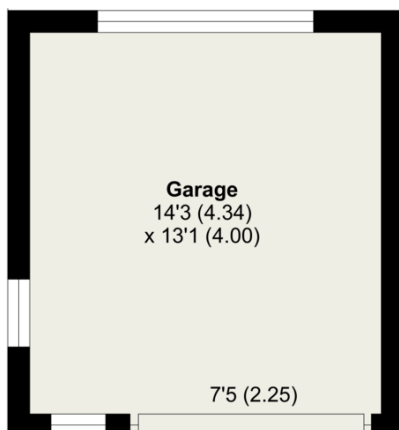
Glenedyth Flats, Lindale Road, Grange-Over-Sands, LA11

Approximate Area = 821 sq ft / 76.2 sq m

Garage = 187 sq ft / 17.3 sq m

Total = 1008 sq ft / 93.5 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: 1276772

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