



Grange-over-Sands

£180,000

2 Rufford Drive, Grange-over-Sands, Cumbria, LA11 6DQ

This excellent chain free First Floor Apartment has stunning views towards Morecambe Bay, Garage, Parking and Garden! It also has convenient access to town so all boxes are ticked! Apartments do not always come with Parking and Outside space so this is definitely worth a look. Although in a perfectly serviceable condition, this Apartment may present an opportunity for those looking for a property to lavish a little 'tlc' upon and to update here and there.

This home will particularly appeal to First Time Buyers or those seeking a hassle free 'lock up and leave' in this lovely area with wonderful, calming views!

Quick Overview

Superb views towards Morecambe Bay
Convenient Location
Primary school within walking distance
1 Reception Room - 1 Shower Room
2 Bedroom First Floor Apartment
Double Glazing
Gas central heating
Garage and Parking
No upper chain
Superfast Broadband



2



1



1



C



Superfast
Broadband



Garage and
Parking Space

Property Reference: G3071



Dining Kitchen



Dining Kitchen



Lounge



Lounge

The external side door opens to the Entrance Vestibule with stairs to the First Floor and side window. The Dining Kitchen is spacious and is dominated by the wonderful Bay view! There is a strategically positioned sink which makes washing up a pleasure while enjoying every bit of the view! There is ample space for dining table and is furnished with a good range of mid 'wood' wall and base cabinets with space for fridge/freezer, washing machine and electric oven. Breakfast bar seating for two also enjoys the view! The Lounge is well proportioned with electric fire and polished stone surround, again, the main feature is the wonderful Bay view!

There are 2 spacious Double Bedrooms, both with rear aspect and free-standing wardrobes and large Shower Room with frosted side window and white suite comprising WC, pedestal wash hand basin and double walk-in shower enclosure.

Outside there is a Single Garage (the left hand one of two) which has an up and over door, power and light. Parking for a car to the front of the Garage. There is a paved seating area to the side of the Garage which is now a little over grown with further rockery garden areas to the rear and left hand side.

Location: Not too far from the excellent Primary School or centre of Grange where amenities such as Medical Centre, Railway Station, Library, Post Office, Shops, Cafes etc can be found and not forgetting the picturesque Edwardian Promenade, Band Stand and Ornamental Gardens! Grange really does have something for everyone. Rufford Drive is just far enough up the 'Fell Road' to enjoy some wonderful views towards Morecambe Bay.

To reach the property proceed up Main Street and bear right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road and take the fifth right into Rufford Drive. The Garage on the left hand side with the Parking space in front belongs to No.2 Rufford Drive. Steps lead down to the side entrance door.

<https://what3words.com/bowls.introduced.dispensed>

Accommodation (with approximate measurements)

Entrance and Stairs

Lounge 15' 0" x 12' 2" (4.57m x 3.71m)

Dining Kitchen 17' 10" max x 9' 6" min & 3.84m max (5.44m max x 2.90m min & 12'7" max)

Bedroom 1 12' 10" x 11' 10" (3.91m x 3.61m)

Bedroom 2 12' 5" x 8' 11" (3.78m x 2.72m)

Shower Room

Garage 20' 2" x 10' 4" (6.15m x 3.15m)

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

Tenure: Leasehold. Subject to 999 year lease dated the 18.12.1981. Vacant possession upon completion. No upper chain.

Rights of Way: Flat 1 has a right of pedestrian access to their front door.

Conservation Area: This property is located within Grange Conservation Area.

Council Tax: Band B. Westmorland and Furness Council.

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

Material Information: Possible asbestos to Garage roof - Buyer to make their own enquiries.

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 £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).



View from Lounge and Kitchen



Bedroom 1



Bedroom 2



Garage to the Left

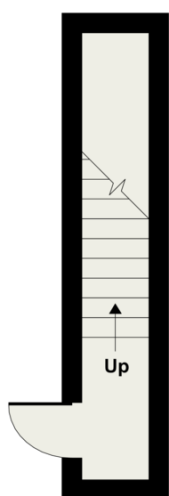
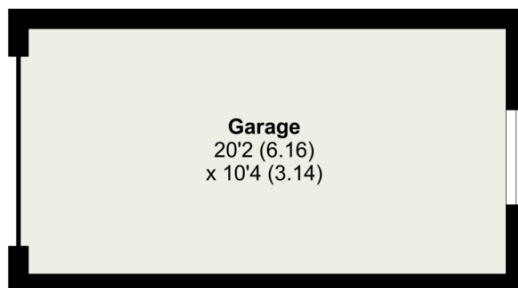
Rufford Drive, Grange-Over-Sands, LA11

Approximate Area = 836 sq ft / 77.7 sq m

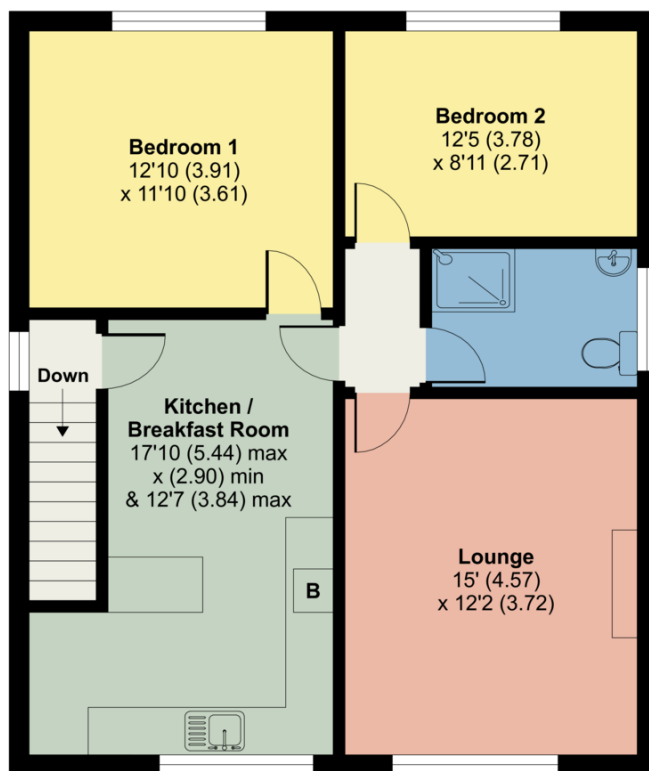
Garage = 208 sq ft / 19.3 sq m

Total = 1044 sq ft / 97 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Hackney & Leigh. REF: 1278361

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