



Grange-over-Sands

£155,000

37 Charney Road, Grange-over-Sands, Cumbria, LA11 6BP

Located in an elevated position this 2-bedroom ground floor apartment enjoys partial views towards Morecambe Bay and benefits from garage and garden. Situated in the popular seaside town of Grange-over-Sands, this property would now benefit from a little 'TLC' and is ideal for a First Time Buyer or Investor.

The accommodation comprises Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Bathroom. No Upper Chain.

Quick Overview

Ground Floor Apartment

2 Bedrooms

Some 'TLC' required

Gas Central Heating and uPVC Double Glazing

Ideal FTB/Investor property

Some views towards Morecambe Bay

Level Garden

Garage and Visitor Parking

No Upper Chain

Ultrafast Broadband



2



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Ultrafast
Broadband



Garage and
Visitor Parking

Property Reference: G3155



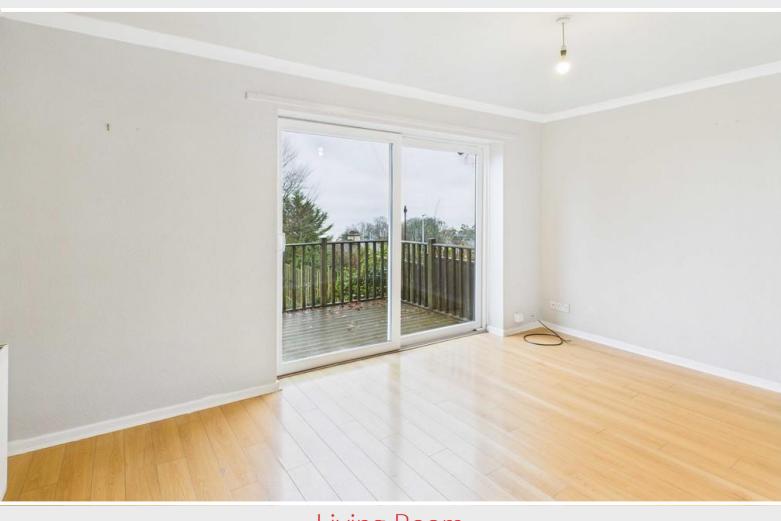
Living Room



Decking



Kitchen



Living Room

The private entrance door opens in to the 'L' shaped Hallway with boiler and storage cupboards off. The boiler cupboard houses the wall mounted gas central heating combi boiler and there is space and plumbing for a washing machine. The Living Room is light and bright with laminate flooring and sliding door to the decked balcony at the rear which provides some lovely views between houses to Morecambe Bay. Part glazed door to the Kitchen with a range of cream wall and base cabinets with beech effect work surface and part tiled walls. Built in electric oven, gas hob and chrome cooker hood over. Single drainer stainless steel circular sink unit and space for fridge and freezer. Views between houses to Morecambe Bay.

There are 2 Bedrooms, Bedroom 1 is a Double Bedroom with front aspect. Bedroom 2 is a Single Bedroom with front aspect. The Bathroom has a 3 piece white suite with part tiled walls and vinyl flooring. Bath with shower over, pedestal wash hand basin, WC, shaver point and side window.

Outside to the rear is a level garden with walled and fenced borders which is laid to lawn with small flower beds. There is a Single Garage (being 1 of 2) with an up and over down. Visitor parking available.

Location: Charney Road is a popular, leafy, residential road approximately half a mile from the town centre where amenities such as Medical Centre, Library, Post Office, Railway Station, Shops/Cafes and Tea Rooms can be found along with the picturesque Edwardian Promenade. The excellent local Primary School is just down the road and the Secondary School at Cartmel is just 2 miles away. Ideally situated for wonderful walks from the door step with local woodland walks and the top of stunning Hampsfell being only around 20-25 minutes on foot! Approximately 20 minutes from Junction 36 of the M6 Motorway and a similar distance from the foot of Lake Windermere.

To reach the property from Grange Town Centre proceed up Main Street and bear right at the mini roundabout into the one way system. At the crossroads go straight ahead into Grange Fell Road. Go past the Library and proceed up the hill taking the sixth right into Charney Road. Follow the road and the turn in to the Charney Road apartments is approximately half way along on the left hand side.

What3words:

<https://what3words.co.uk/nooks.imparting.larger>

Accommodation (with approximate measurements)

Entrance Hall

Living Room 14' 4" x 10' 6" (4.38m x 3.21m)

Kitchen 8' 8" x 7' 7" (2.65m x 2.32m)

Bedroom 1 11' 10" x 9' 3" (3.63m x 2.83m)

Bedroom 2 8' 7" x 6' 4" (2.62m x 1.94m)

Bathroom 5' 10" x 5' 5" (1.80m x 1.67m)

Garage

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

Tenure: Leasehold. Subject to the remainder of a 999 year lease dated 01.12.2005. Vacant possession upon completion. No upper chain.

Council Tax: Band B. Westmorland and Furness Council.

Service Charges: The Service Charge is £600 per annum.

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 £625 - 650 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations: 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



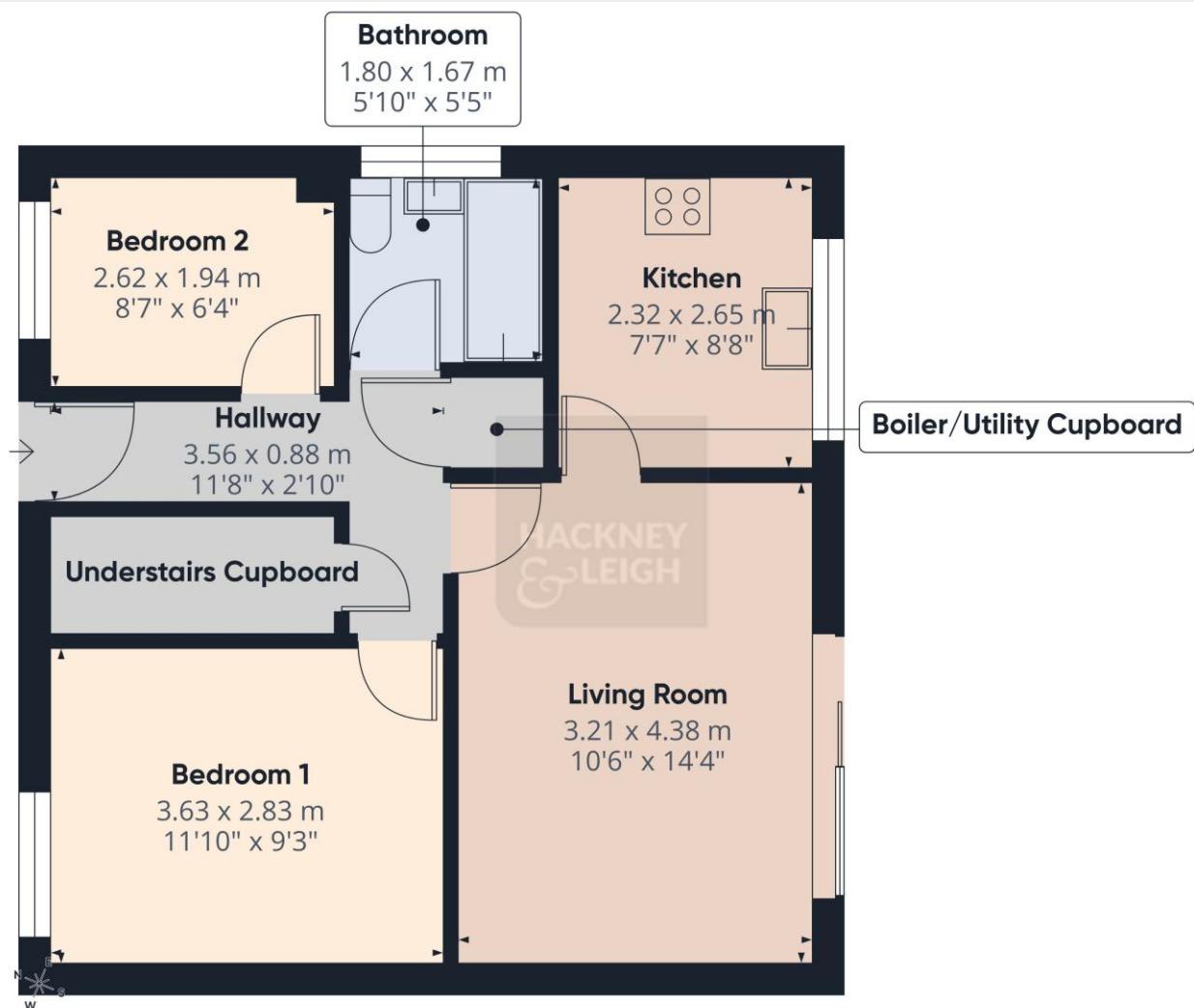
Bedroom 2



View from Living Room/Decking



Garden



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners...

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