



7 Highfield Road, Grange-Over-Sands
£360,000 Freehold





7 Highfield Road

Grange-Over-Sands

A well proportioned link detached property having fabulous far reaching views across Morecambe Bay. Located in an elevated position within a highly sought after area within the coastal town of Grange-over-Sands conveniently placed for the amenities on offer within the town including the rail and bus services and being within easy reach of the Lake District National Park, the market town of Kendal and Junction 36 of the M6.

The accommodation briefly comprises an entrance hall, sitting room with balcony, kitchen diner with balcony, two bedrooms with one having a dressing room and en-suite, bathroom and utility room to the ground floor. The first floor offers a delightful attic room, which would be suitable for use as a study or a guest bedroom. The property benefits from double glazing and gas central heating and boasts lovely bay views from the front aspect.

Outside there are generous sized gardens and grounds together with access to a integral garage with extra storage leading under the property and ample driveway parking.

GROUND FLOOR

ENTRANCE HALL

17' 7" x 16' 8" (5.35m x 5.08m)

Both max. Three double glazed windows, radiator, understairs storage.

SITTING ROOM

24' 8" x 13' 0" (7.51m x 3.96m)

Both max. Double glazed doors to balcony, double glazed bay window, double glazed window, radiator, electric fireplace.

KITCHEN/DINER

18' 3" x 10' 6" (5.56m x 3.21m)

Both max. Double glazed door to balcony, three double glazed windows, two radiators, good range of base and wall units, sink, integrated oven, electric hob, extractor/filter over, space for fridge freezer, space for dishwasher, two built in pantry cupboards.

BEDROOM

15' 0" x 9' 11" (4.58m x 3.02m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

DRESSING ROOM

7' 10" x 6' 0" (2.39m x 1.82m)

Both max. Two double glazed windows, built in cupboards

EN-SUITE

7' 1" x 3' 9" (2.15m x 1.14m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin, fully panelled shower cubicle with electric shower fitment, fully tiled walls, extractor fan.

BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m)

Both max. Two double glazed windows, radiator, built in wardrobe and cupboard.

BATHROOM

8' 2" x 7' 9" (2.48m x 2.35m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath, fully tiled walls, shaver points.





UTILITY ROOM

6' 4" x 3' 1" (1.94m x 0.94m)

Both max. Double glazed window, radiator, plumbing for washing machine, fully tiled walls.

FIRST FLOOR

LOFT SPACE/BEDROOM

41' 4" x 10' 8" (12.60m x 3.24m)

Both max. Double glazed window, light and power.





OUTSIDE

Generous sized gardens to both the front and rear with the rear garden having a paved patio area which steps down to a gravelled space with stocked borders, established hedges and space for potted plants. To the front is a landscape garden with a paved patio area on two levels, established trees and hedges with space for potted plants and shrubs.

GARAGE

26' 93" x 15' 35" (8.21m x 4.68m) Electric role up garage door, light and power, water supply, gas combination boiler, built in storage leading under the property.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND D

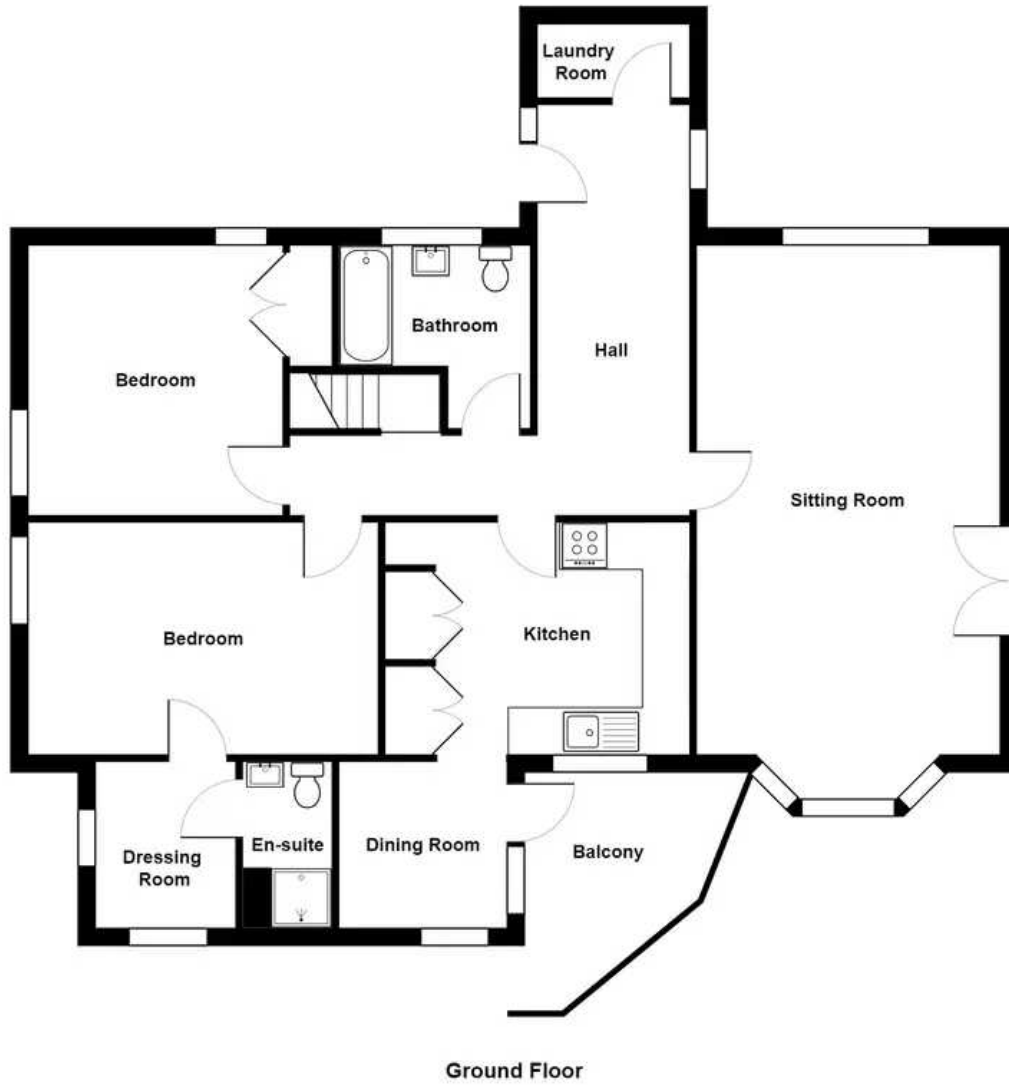
TENURE: FREEHOLD

DIRECTIONS

From our Grange over Sands office proceed straight over the cross roads on to Grange Fell Road and take the second left turn into Highfield Road. Continue to find Red Gables, Number 7 located on the left hand side.

WHAT3WORDS: conforms, jugs, tadpole





First Floor

7 Highfield Road, Grange-Over-Sands

Total Area: 142.9 m² ... 1538 ft² (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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