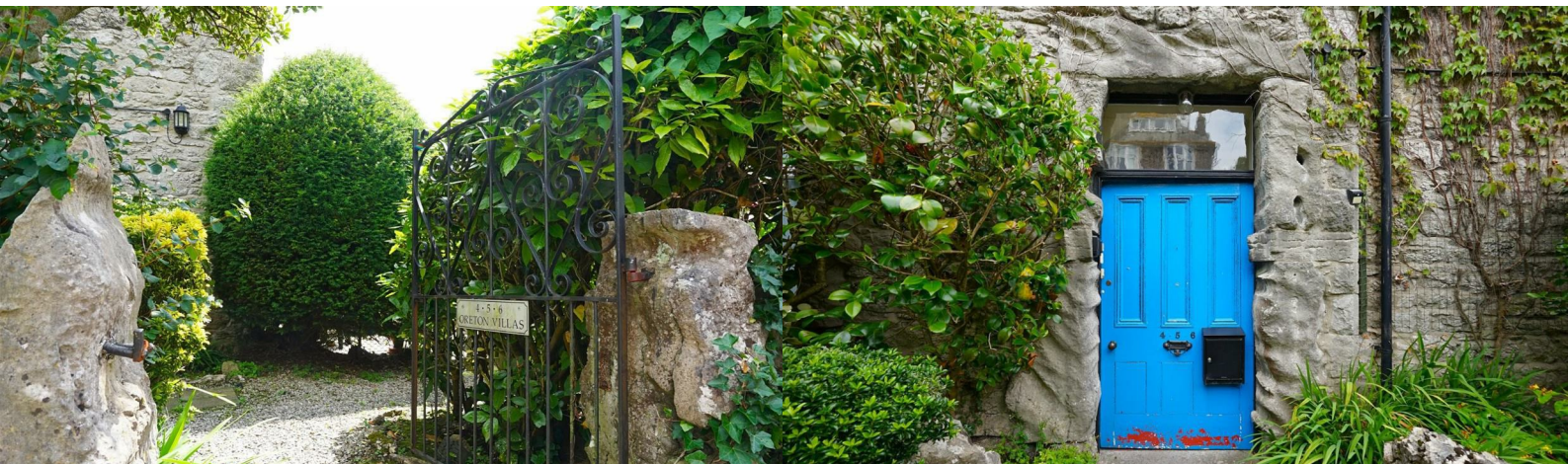




5 Oreton Villas Edenmount Road

Grange-Over-Sands, LA11 6BN

Offers In The Region Of £235,000



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A traditional first-floor two-bedroom apartment offering the rare benefits of both private parking and a garden. Situated in a convenient location, just a stone's throw from the charming Edwardian seaside town with its shops, cafes, and promenade. The property provides well-proportioned accommodation with scope for modest updating, allowing a new owner to add their own style. Stunning views, gas central heating, and part double glazing further enhance the appeal. Offered with no onward chain, this is an ideal opportunity for first-time buyers, downsizers, or those seeking a holiday retreat by the coast.

Step into this charming home, where the lounge welcomes you with dual aspect windows, allowing natural light to pour in and highlight the exposed timber floorboards. The open fireplace, with its brick inset and wooden surround, creates a warm and inviting focal point. Generous ceiling heights add to the feeling of space and character.

The kitchen has been tastefully updated with a range of modern cream high gloss base and wall units, complemented by laminate worktops. A built-in wooden cupboard adds a traditional touch, while integrated appliances include an oven and hob. There's also space for a fridge freezer, offering a practical and stylish layout.

Both bedrooms are well-proportioned, neutrally decorated, and benefit from excellent ceiling height, providing comfortable and airy retreats. The bathroom is also generously sized and features a corner shower unit, WC, and wash basin set within a vanity unit. There's ample room to install a bath, offering flexibility to suit your lifestyle.

Externally, the property enjoys stunning views towards the Bay. Within the grounds, you'll find a private garden space—mature, tranquil, and full of charm. Off-road parking for one car completes the offering, making this a perfect blend of character, practicality, and location.

Ground Floor Entrance Hall

extends to 12'5" (extends to 3.80)

Lounge

14'5" x 17'0" (4.40 x 5.20)

Kitchen

13'9" x 8'2" (4.20 x 2.50)

Bedroom One

12'5" x 10'5" (3.80 x 3.20)

Bedroom Two

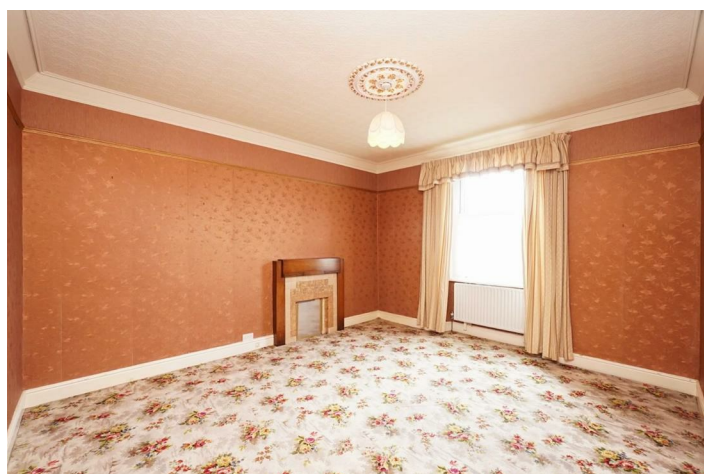
15'5" x 14'1" (4.70 x 4.30)

Shower Room

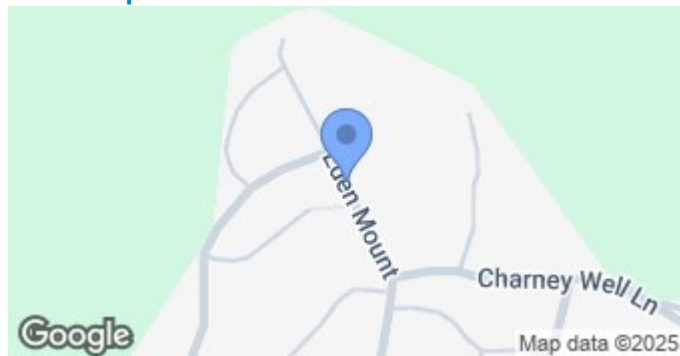
12'5" x 8'6" (3.80 x 2.60)



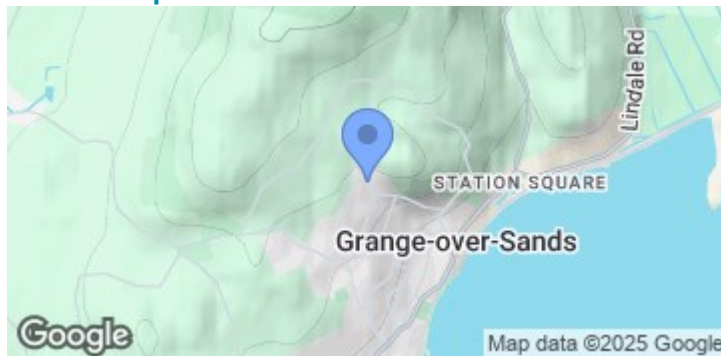
- No Upper Chain
- Private Garden
- Stones Throw to Amenities
- Council Tax Band - B
- Stunning Views Over The Bay
- Allocated Parking
- Management/Maintenance fees £100 per month



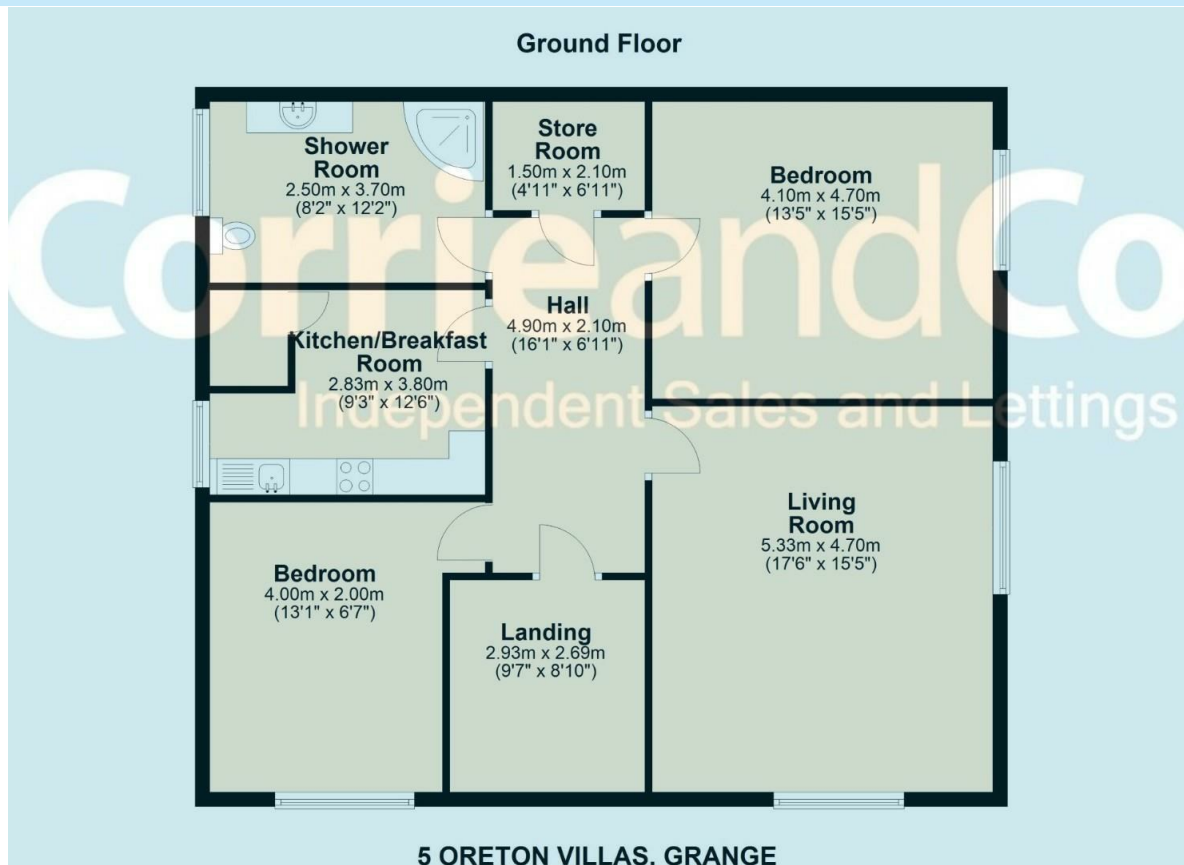
Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

