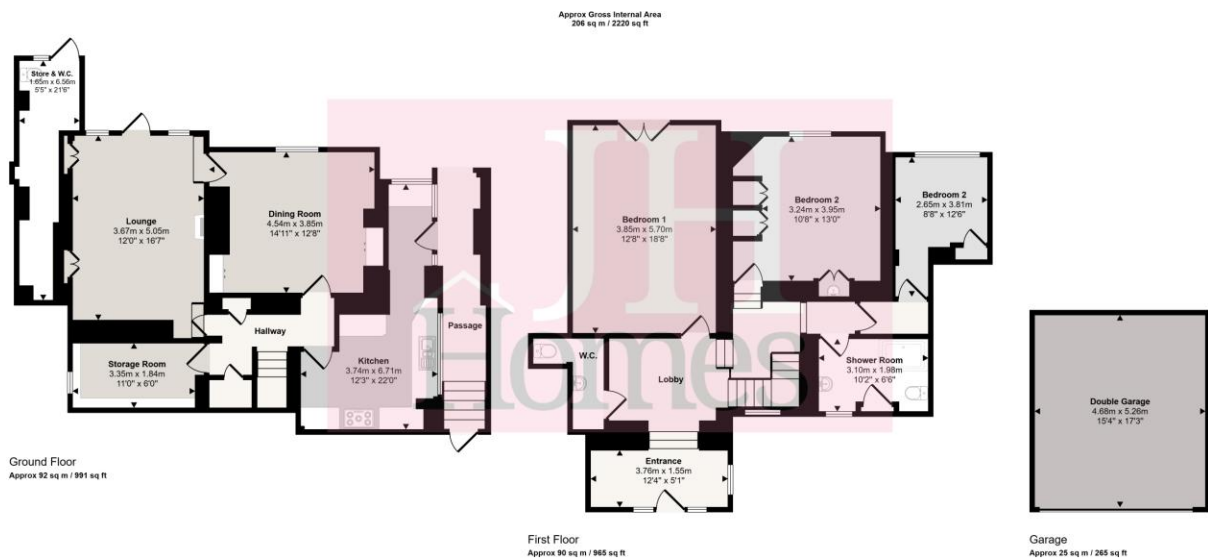




DIRECTIONS

Entering Grange from the Railway Station, turn left at the roundabout and proceed along the Esplanade, after passing the car park exit, take the next Left dropping down towards the Commadore Public House, drop into the car park with the Garden Centre on your left, bear right and the lower entrance to the property is just after the last garage.

The property can be found by using the following "What Three Words" <https://w3w.co/podcast.eagle.conceals>

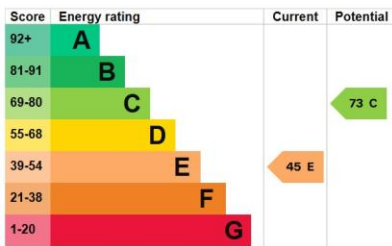
GENERAL INFORMATION

TENURE: Leasehold - 999 years from March 1975 - the freehold for the full property is included in this sale.

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



£225,000



2



3



1



DOUBLE GARAGE

Black Rock, Morecambe Bank,
Grange-over-Sands, LA11 6DX

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Superb opportunity to purchase a duplex maisonette apartment in the heart of the popular seaside town Grange-over-Sands. Offering a substantial & traditional period property laid out over two floors and offering spacious accommodation with superb potential for modernisation & personalisation. Convenient access to the town centre and amenities and has the superb advantage of a double garage which is an excellent advantage in this central location. With gas fired central heating system, uPVC double glazing and views to the front over Morecambe Bay. Accommodation comprising of upper entrance hall, lobby and WC, three bedrooms and modern shower room to the first floor with the lower ground floor offering a traditional kitchen with AGA, lounge, dining room and pantry. Complete with pleasant patio garden to front as well as useful store with WC. An excellent opportunity suited to a range of buyers including the family purchaser with viewing both invited and recommended to appreciate the proportions the property has to offer.



Accessed through a shared door adjacent to Morecambe Bank with steps leading down to the first floor. Accessed through a PVC mahogany shaded door with motive pattern and double-glazed side windows opening to the entrance hall. A secondary access can be found from the car park on foot past the garages in the corner with a signposted gate leading to steps and path to the garden area.

ENTRANCE HALL

Feature circular stone surround to the uPVC circular window and has steps down to a lobby area.

LOBBY

Feature oak panelling to one wall, door and lead glass window to coat storage area and WC with wash hand basin. Stairs to the lower ground floor, and further short flight of steps to an inner landing area.

BEDROOM

18' 8" x 12' 8" (5.69m x 3.86m)
Double room with decorative coving and ceiling light rose. Set of PVC double glazed French doors opening to a balcony at the front and offering beautiful views beyond the railway line over Morecambe Bay and beyond.

BEDROOM

10' 8" x 13' 0" (3.25m x 3.96m)
Further generous double room with built in wardrobes offering shelving and double doors to a concealed wash hand basin. UPVC double glazed tilt & turn windows to the front offering picturesque views beyond the railway line over the beautiful bay and countryside beyond.

SHOWER ROOM

6' 6" x 10' 2" (1.98m x 3.1m) Stylishly fitted and presented with a three-piece suite comprising of wall hung wash hand basin with mixer tap and drawers under with an illuminated mirror above, wall hung WC with concealed push button cistern with armrests to either side and glazed shower cubicle with tiled seat, floor drain, fixed rain head shower and flexi spray. UPVC double glazed pattern glass window with blind, full tiling to walls and floor, modern metallic towel radiator and door to an airing cupboard housing factory Insulated hot water storage tank.

BEDROOM

12' 6" x 8' 8" (3.81m x 2.64m) widest points
Pleasant room with uPVC double glazed, tilt and turn picture window offering fabulous views over the Bay beyond the railway line. Radiator and built-in wardrobe with hanging rail and shelf.

GROUND FLOOR LANDING

Access to kitchen, dining room, lounge and pantry. Door to a useful shelved storage cupboard.

LOUNGE

16' 7" x 12' 0" (5.05m x 3.66m)
Lovely central decorative fireplace housing a living gas flame fire, three wall light points and built-in alcove storage cupboard with glazed upper sections. PVC double glazed door and matching side windows opening to the front terrace, two radiators and glazed door to dining room.



DINING ROOM

12' 8" x 14' 11" (3.86m x 4.55m)
Decorative fireplace which is panelled for display purposes with alcove cupboards to the side and further alcove cupboards to the opposite side of the room. Two radiators and centrally positioned uPVC double glazed window with window seat that looks towards the terrace and beyond the roofline of the garage and towards the railway line.

PANTRY

Light and power and shelving.

KITCHEN

22' 0" x 12' 3" (6.71m x 3.73m) widest points
Fitted with a range of wooden base, wall and drawer units with patterned work surface over incorporating one and a half bowl sink with tiled up stands. Space and point for gas fired aga, built in fridge and recess and plumbing for washing machine and uPVC double glazed windows and door giving access to the side passage and garden.

EXTERIOR

The side passage gives access to steps leading back up towards the front door. The front garden is a pleasant feature of the property and has a slate crazy paved seating area with raised limestone edge borders and a set of steps with handrails leading up to an upper balcony area which offers a pleasant seating space to enjoy the view over the bay outside one of the bedrooms. There is also access at the end of the garden area to an under-house store that houses the gas boiler for the central heating and hot water systems and offers good general storage space and has a WC. From the patio garden there is a substantial limestone wall with arched gateway giving access to a shared pathway leaving back down to the lane the traditional metal gate with Black Rock mounted upon it and from here there is access to the garage being the first in the block.

DOUBLE GARAGE

17' 3" x 15' 4" (5.26m x 4.67m)
Up and over door with electric light and power.

