



## Grange-over-Sands

£250,000

8 Riggs Close, Grange-over-Sands, Cumbria, LA11 6SX

This delightful 2 Bedroom Semi-Detached Bungalow is situated on the level close to Grange Railway Station, the Promenade and the amenities of the Town. Ideal for the retired couple or the second home market, this property comprises Covered Entrance, Entrance Hall, Sitting Room, Kitchen, 2 Bedrooms and Shower Room. Garden and Parking.

Internal inspection strongly recommended.

No Upper Chain.

### Quick Overview

Semi-Detached Bungalow - 2 Bedrooms  
 1 Reception Room - 1 Shower Room  
 Convenient level location  
 Close to Railway Station  
 Enclosed Garden Area  
 Parking for 2 cars  
 Close to the Promenade  
 Spar/Garage closeby - opening soon  
 No Upper Chain  
 Superfast Broadband



2



1



1



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Superfast  
Broadband



Parking for  
2 cars

Property Reference: G2861



Lounge



Garden



Entrance Hall



Kitchen

This manageable 2 Bedroom Semi Detached Bungalow is located in a super level location with close proximity to the Ornamental Gardens, Grange Railway Station and the new Spar/Garage which is currently under construction.

Upon entering the property, you are greeted by a welcoming Entrance Hall with Boiler cupboard off that leads to the spacious Living/Dining Room with bay window and coal effect living flame gas fire with a white painted timber surround and a stone hearth. The Kitchen has cream wall and base units with beech effect worktops and inset 1½ bowl single drainer stainless steel sink unit. Integrated fridge and freestanding electric cooker. Internal window to Living Room and pleasant aspect to the Front Garden. There are 2 Bedrooms, 1 Double Bedroom with rear aspect and 1 Single Bedroom with side aspect and plumbing for washing machine. The Shower Room has a 3 piece white suite comprising corner shower, pedestal wash hand basin and WC complemented by tiled walls and laminate floor.

Externally, the Bungalow has a small Garden area to the front comprising lawn and flower borders with some mature shrubs. To the rear there is an enclosed private gravelled area ideal for a bistro table and chairs and a woodland banking. There is a shared driveway and Parking for 2 cars.

**Location:** Located in the desirable area of Grange over Sands, this property is conveniently situated near local amenities, including shops, restaurants, and transport links.

Properties in Riggs Close do not come to the market often and when they do, largely due to the wonderfully convenient location, they usually command lots of interest. Directly opposite the Railway Station and a manageable walk from the wider amenities in the town such as Post Office, Library, Medical Centre, Cafes, Shops and Tea Rooms. The picturesque Edwardian Promenade is just a stones throw away. Grange over Sands is a very popular small seaside town with thriving community and good road links being around a 20 minute car journey from both the M6 Motorway and the base of Lake Windermere.

To reach the property from the direction of Lindale pass by the Netherwood Hotel and approach the Railway Station on the left hand side. Riggs Close is directly opposite with No. 8 being found at the bottom of the cul-de-sac on the right hand side.

<https://what3words.com/froze.instructs.warnings>

## Accommodation (with approximate measurements)

### Covered Entrance

### Entrance Hall

**Living/Dining Room** 17' 11" x 10' 8" plus bay (5.46m x 3.25m plus bay)

**Kitchen** 8' 3" x 6' 11" (2.51m x 2.11m)

**Bedroom 1** 13' 0" x 9' 3" (3.96m x 2.82m)

**Bedroom 2** 13' 10" x 5' 9" (4.22m x 1.77m)

### Shower Room

**Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators. New combi boiler installed in August 2022.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

**Note:** This property may only be used as a Single Private Dwelling House. Assured Shorthold Tenancies are allowed but Holiday Letting is not permitted.

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

**Council Tax:** Band C - Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Carnforth Office

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

**Residential Lettings** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £800 per calendar month. For further information and our terms and conditions please contact our Grange 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom 1

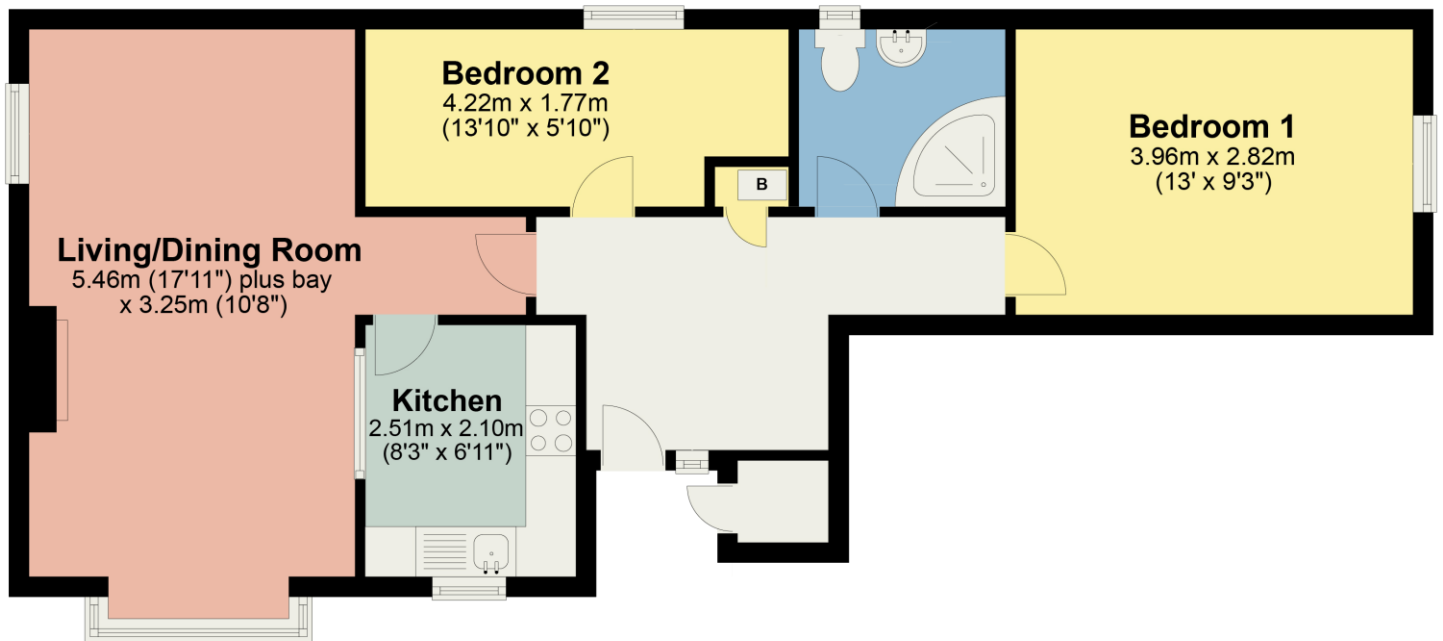


Bedroom 2



Shower Room





This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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