



## Grange over Sands

£235,000

Cliff View, 2 Gasworks Cottages, Meathop Road, Grange-over-Sands, Cumbria, LA11 6QZ

Cliff View will appeal in particular perhaps to first time buyers, smaller families or those looking for a little project!. This well loved, versatile 3 bedroom Mid Terraced home offers some delightful open views which is a huge bonus plus a private good sized Rear Garden and Workshop.

Situated in a small hamlet approximately 1½ miles from the centre of Grange over Sands this location enjoys a high level of peace and quiet.

This is a wonderful opportunity for buyers eager to create a home tailored to their own taste and style. No Upper Chain.

### Quick Overview

- Delightful open views
- Peaceful location
- Easy access to Grange over Sands
- Potential to improve
- Gas central heating
- 3 Bedrooms
- Spacious Lounge and Dining Area
- Garden
- No upper chain
- Ultrafast Broadband BARN



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Ultrafast  
BARN



On road Parking

Property Reference: G3162





View from the front of the property



Entrance/Utility Area



Kitchen



Sitting/Dining Room

The half double glazed entrance door opens in to the Entrance Hall/Utility Room with 'pine' effect wall and base units with integrated tumble drier and fridge freezer. Super views over open field to Lindale, Grange and beyond. A square arch leads in to the Kitchen with matching 'pine' wall and base units with circular sink and drainer and slate splash-back. Built in oven and gas hob with cooker hood over. Ceramic tiled floor. The Sitting Room has a wood effect laminate floor and feature red brick fireplace with slate hearth, pine lintel and recessed wood burning stove. Fitted wall cupboard and glazed dresser style unit. Square arch to Dining Area with view in to rear Garden and access to useful Boiler/Store Room which houses the wall mounted gas central heating boiler. From the Sitting Room there are 2 doors, one leads in to the Rear Porch with half glazed external door and under stairs storage cupboard the other in to the Inner Hall with stairs to the First Floor and door to the Bathroom. There is a 3 piece white suite comprising bath with shower over, WC and pedestal wash hand basin. Part tiled walls and wood effect laminate flooring.

The First Floor Landing has a loft hatch and storage cupboard and access to all 3 Bedrooms. Bedroom 1 and 2 are both well proportioned Double Bedrooms with super views (one with fitted wardrobes) and Bedroom 3 is a single bedroom.

The Rear Garden is paved and gravelled for ease of maintenance with large Workshop. A gate leads to an additional Garden area with 2 Greenhouses and former vegetable beds.

**Location** Meathop is a small community in the South Lakeland Countryside, at the edge of the Lake District National Park and very convenient for access to all areas, with the A590 a short drive and the M6 about 15 minutes away. As you are entering Grange-over-Sands turn first left towards Meathop - go past the golf club and after approximately 500 yards you will see 'Cliff View' nestled in a small row of cottages on the right.

What3words: galaxy.baseless.speaks

#### Accommodation (with approximate measurements)

**Entrance Porch/Utility Room** 7' 0" x 5' 4" (2.14m x 1.65m)

**Kitchen** 9' 1" x 6' 8" (2.77m x 2.05m)

**Lounge/Dining Room** 20' 8" max x 14' 10" max (6.32m max x 4.54m max)

**Boiler Room** 7' 5" x 4' 11" (2.28m x 1.51m)

**Inner Hallway**

**Bathroom** 8' 4" max x 6' 7" max (2.56m max x 2.01m max)

**First Floor**

**Bedroom 1** 12' 6" x 11' 4" (3.83m x 3.46m)

**Bedroom 2** 12' 0" x 6' 9" (3.68m x 2.07m)

**Bedroom 3** 9' 7" x 6' 4" (2.94m x 1.95m)



**Rear Porch/Vestibule** 2' 9" x 2' 8" (0.84m x 0.83m)

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

Private drainage shared with 4 properties replaced in 2024 which is within the garden of No.1 Gasworks Cottages.

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

**Council Tax:** Band B. Westmorland and Furness Council.

**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 £850 - 900 per calendar month subject to some updating. For further information and our terms and conditions please contact the Office.

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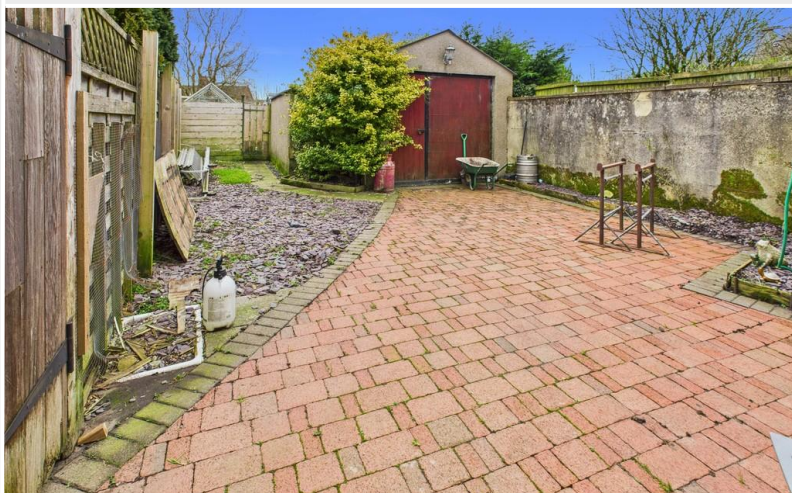
Dining Area



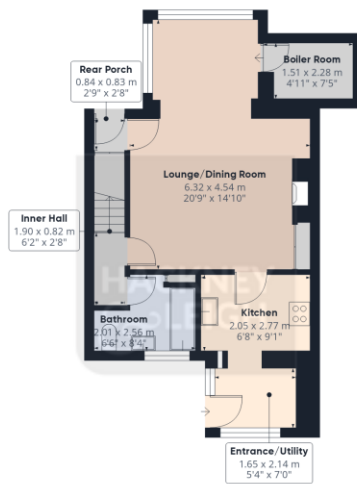
Bedroom 1



Bedroom 2



Rear Garden



Floor 0

Approximate total area<sup>m</sup>  
73.6 m<sup>2</sup>  
791 ft<sup>2</sup>



Floor 1

(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.

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