

Grange-over-Sands

£230,000

Roanne, 20 Priory Lane, Grange-over-Sands, Cumbria, LA11 7BH

A spacious, chain free 2 Bedroom Detached Bungalow with Garage and off-road Parking, now requiring refurbishment, modernization and upgrading throughout. There is a small area of outside space, ideal for those not wishing to maintain a large garden, or for buyers seeking a convenient 'lock up and leave' property.

Pleasantly situated in the popular area of Kents Bank, this property is within easy walking distance of Kents Bank Railway Station.

Quick Overview

- Super Investment Property
- Ideal 'Lock up and Leave'
- Detached Bungalow
- 2 Bedrooms
- Refurbishment required throughout
- Small Garden Area
- Garage and Parking
- Close to Kents Bank Railway Station
- uPVC double glazed
- Ultrafast Broadband

2	1	1	E	*Ultrafast Broadband*	*Garage and Parking Space*

Property Reference: G3228



Side Entrance



Sitting Room



Kitchen



Bedroom 1

4 steps lead up to the uPVC double glazed Side Entrance door with access in to the Entrance Hall with 2 storage cupboards and access to all rooms. The Sitting Room is a well proportioned room with dual aspect and wall mounted gas fire. The Kitchen is also a good size now being ready for an upgrade, currently comprising wall and base units, single drainer sink, electric cooker point and plumbing for washing machine. Side entrance door. There are 2 double Bedrooms and a Shower Room with walk-in shower, WC vanity wash hand basin and cylinder airing cupboard.

Outside there is an Attached Garage with up and over door, side window and wall mounted gas central heating boiler. Parking for 1 car to the front of the Garage. There is a small Garden Area to the front of the property, ready to be redesigned presenting an ideal opportunity to create a charming, low-maintenance Garden or a simple seating area. A pathway encircles the property, with several sets of steps and to the rear there is a small raised border planted with a selection of well-established shrubs.

Location: Grange over Sands is a delightful Edwardian town boasting amenities such as Medical Centre, Library, Primary School, individual Shops, Cafes and Tearooms, Railway Station and the picturesque Promenade and Ornamental Gardens. Kents Bank is approximately 2 miles out of Grange with its own railway station with good connections to the rest of the country.

To reach the property proceed out of Grange-over-Sands along the Esplanade into Kents Bank Road. Follow the road up 'Risedale Hill' and past Cartmel Grange Nursing Home on the right hand side. At the top of the hill proceed in the direction of Allithwaite. Turn left into Kirkhead Road, following the road for approximately ½ mile. Bear left into Priory Lane and No.20 is a short way along on the right hand side.

What3words: https://what3words.com

Accommodation (with approximate measurements)

Entrance Hall 15' 2" x 4' 0" (4.63m x 1.22m)
Sitting Room 20' 5" x 11' 9" (6.23m x 3.60m)
Kitchen 12' 3" x 10' 2" (3.75m x 3.11m)
Bedroom 1 12' 1" x 10' 3" (3.69m x 3.14m)
Bedroom 2 10' 2" x 9' 4" (3.12m x 2.85m)
Shower Room 8' 11" x 7' 0" (2.73m x 2.14m)
Garage 16' 1" x 9' 8" max (4.91m x 2.95m max)

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators. We are unable to confirm the satisfactory operation or condition of any services.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band D. Westmorland and Furness Council.

Material Information: Possible asbestos to garage ceiling and facias boarders. Buyers to arrange their own checks.

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 and the property was refurbished to a good standard we estimate it has the potential to achieve between £800 – £850 per calendar month. For further information and our terms and conditions please contact the 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 2



Shower Room



Front Garden



Rear Garden



HACKNEY & LEIGH

Approximate total area(1)

85.8 m²
924 ft²

Balconies and terraces

2.2 m²
24 ft²

(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.

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 14/08/2026.

Request a Viewing Online or Call 015395 32301