



Allithwaite

£160,000

Flat 1 Antrim, Church Road, Allithwaite, Grange-over-Sands, Cumbria, LA11 7RF

A spacious 2 Bedroom Ground Floor Apartment, forming part of an attractive Victorian property divided into two flats with Garden to the rear. The rooms are typically spacious, with some moulded cornices, original panelled doors, recessed feature arch and tall ceilings, ideally positioned in a convenient central location within this popular village. Enjoying pleasant views and within close proximity to the well-regarded primary school and village shop. This property is well suited to first-time buyers, downsizers, or a small family.

Quick Overview

Ideal for first time buyers/small family
Double-glazing and gas central heating
Ground Floor Flat
2 Bedrooms
Rear Garden
uPVC double glazing
On road Parking
Gas central heating
Pleasant rear aspect
Superfast Broadband



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Superfast
Broadband



On Road
Parking

Property Reference: G3213



Entrance Hall



Sitting Room



Sitting Room



Bedroom 1

This is a spacious Apartment, the ground floor of a Victorian Semi-Detached House which was divided many years ago into 2 flats. The rooms are typically spacious, with some moulded cornices, original panelled doors, recessed feature arch and tall ceilings. Whilst some enhancement to the accommodation might be appropriate, the property offers very convenient space. The double glazed side entrance door with side windows leads into the Side Entrance Porch (which is in need of internal completion) and has a wide half glazed entrance door leading into the spacious Hallway with access to the majority of rooms, walk-in storage cupboard - ideal for coats and boots and hatch to Cellar. The Sitting Room is a light and bright good-sized room with a large double glazed bay window and additional side window. The bay window looks out in to the small front Garden of the adjoining flat and onto church Road. There is a recessed fireplace with timber surround (stove to be removed) and feature arched recess with cupboards under. Bedroom 1 is a large double room with tall ceilings and rear aspect looking over the rear yard towards the playing fields and wartbarrow. Bedroom 2 is a smaller double room with a front aspect. The Inner Hallway has a small recessed storage cupboard and leads to the Kitchen and Bathroom. The Bathroom has a 3 piece white suite comprising bath with shower over and folding shower screen, pedestal wash hand basin and low flush WC. Part tiled walls, ceramic tiled floor, high window and extractor fan. The Kitchen has a range of light wood wall and base cabinets with slate effect wall tiles and sink unit. Integrated fridge and freezer, built-in electric oven with four burner gas hob and cooker hood over. Concealed wall mounted gas central heating boiler, recessed cupboard, ladder style towel rail and uPVC double glazed rear entrance door.

Outside there is a rear Yard which is part gravelled and part decked. (The decking is in need of some repair) There is a lovely aspect over the playing fields towards Wartbarrow.

Location Situated in Church Road, which is the principal street through this popular village and within easy walking distance of the local shop, primary school and church. Antrim is on the right hand side of the road, approx 100 yards past the local shop. The main town of Grange over Sands is 'approx' 2 miles away and has a host of individual shops, library, post office, cafes and tearooms and other local amenities whilst the pretty village of Cartmel is also just a couple of miles away.

What3words: <https://what3words.com/postings.liberty.rider>

Accommodation (with approximate measurements)

Side Entrance Porch

Hallway 13' 3" x 6' 3" (4.04m x 1.91m)

Sitting Room 16' 8" into bay x 11' 9" (5.10m into bay x 3.60m)

Bedroom 1 12' 2" x 12' 2" (3.73m x 3.72m)

Bedroom 2 11' 1" x 9' 0" (3.40m x 2.76m)

Inner Hall 8' 2" x 3' 6" (2.51m x 1.08m)

Bathroom 8' 2" x 6' 2" (2.50m x 1.90m)

Kitchen 8' 6" x 8' 5" (2.60m x 2.58m)

Cellar

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

Tenure: Leasehold. Subject to a 999 year lease dated the 25th May 2007. Vacant possession upon completion.

Service Charge and Ground Rent: There is no Ground Rent or Service Charge. Work is done on an 'as and when' basis and split between the 2 properties. PLEASE CONFIRM THIS IS CORRECT.

Council Tax: Band A. Westmorland and Furness Council.

Rights of Way: Flat 1 Antrim has a right of access to the rear of the property to their Garden/Patio Area.

Viewings: Strictly by appointment with Hackney & Leigh.

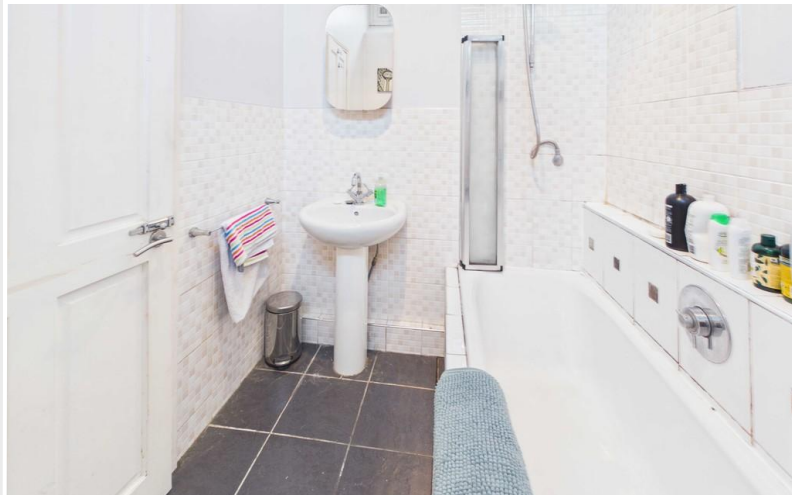
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £600 – £650 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).



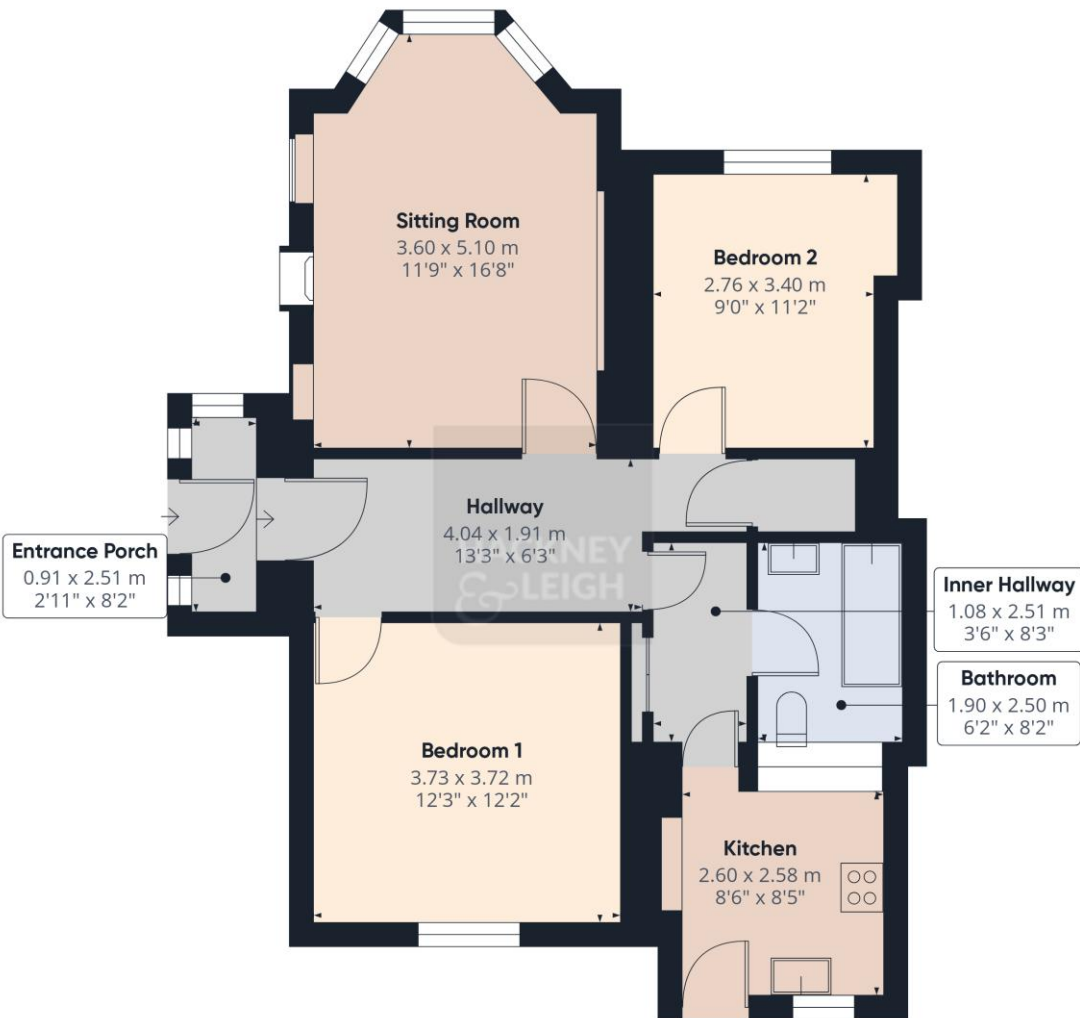
Bedroom 2



Bathroom



Rear Garden and View



Approximate total area⁽¹⁾
69.5 m²
750 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.

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