



Grange-over-Sands

£260,000

Badger Cottage, Edenmount Road, Grange-over-Sands, Cumbria, LA11 6BN

This superb 3 Bedroom Semi-Detached home is perfectly suited to First-Time Buyers or those looking to Downsize.

Occupying an elevated position within the charming town of Grange-over-Sands, the property enjoys delightful views towards Morecambe Bay, complemented by a lovely garden, detached garage, and off-road parking.

Internal inspection strongly recommended.

Quick Overview

- Delightful Bay View
- Cottage Style property
- Separate Garage and Parking Space
- 3 Bedrooms
- Short stroll to Grange centre
- No Upper Chain
- Lovely gardens and seating areas
- Ideal First Time Buyer property
- Gas Central Heating
- Ultrafast Broadband



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Ultrafast
Broadband



Garage & Parking
Space

Property Reference: G3217



Hallway



Kitchen



Living Area



Dining Area

Tucked away on Eden Mount Road, is the delightful Badger Cottage. A traditional Semi Detached home with a cottage feel built in the 1990's. To enter the property you descend the steps passing the low maintenance front Garden and seating area set up to enjoy the evening sun and through the front door which is shielded by a wooden Porch canopy. A well proportioned Hallway, with a general storage cupboard and a cleverly concealed wall mounted gas central heating boiler. Door to under stairs Cloakroom comprising low flush WC and white vanity unit sink. The Kitchen has a range of shaker style floor and wall cupboards, colour coordinated laminate worktops, stainless steel sink and mixer tap, space for a fridge/freezer and washing machine/dryer, Built-in gas hob and electric oven. Adjacent to this is the well proportioned double aspect Living/Dining Room with stone effect fireplace with living flame gas fire. The sliding doors lead out to the idyllic Cottage Garden and offer a fantastic view towards Morecambe Bay.

Ascending the staircase from the Hallway we arrive on the First Floor Landing. Bedroom 1 is a bright and large double room with lovely views towards the Bay. Bedroom 2 is also a double room with a front aspect. Bedroom 3 is a single Bedroom but currently used as a Dressing Room with the option to be turned into a Home Office/Craft Room if desired. The Bathroom contains a white 3 piece suite with low flush WC, sink on a pedestal and bath with over head shower and glass shower screen.

Outside the Rear Garden is zoned into Patio areas with lounge seating and bistro table dining, mature trees offering shade, well stocked borders, a Summer House and separate Shed. It is an idyllic space with the added bonus of a super view towards Morecambe Bay. To finish off there is also a Detached Single Garage with up and over door and a single Parking space which are approx 30/40 yards away.

Location Located off Grange Fell Road with good access to Grange town centre and just 20 minutes from the M6 Motorway and similar to the base of Lake Windermere.

Grange over Sands is a delightful Edwardian town boasting amenities such as Medical Centre, Library, Primary School, Banks, Shops, Cafes & Tearooms, Railway Station and the picturesque Promenade and Ornamental Gardens. To reach the property proceed up Grange Fell Road, passing the Library on the right, take the right turn into Eden Mount Road. Badger Cottage is just around the corner on the right hand side.

What3words: <https://what3words.com/kiosk.suffer.stow>

Accommodation (with approximate measurements)

Hallway

Cloak Room

Kitchen 9' 3" x 8' 1" (2.84m x 2.48m)

Living/Dining Room 17' 0" max x 13' 5" max (5.19m max x 4.11m max)

First Floor

Bedroom 1 13' 5" x 9' 7" (4.09m x 2.93m)

Bedroom 2 9' 4" x 8' 2" (2.86m x 2.50m)

Bedroom 3 7' 9" x 7' 3" (2.38m x 2.21m)

Bathroom 9' 0" x 7' 4" (2.75m x 2.24m)

Summer House

Shed

Garage

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C. 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 £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).



Rear Garden



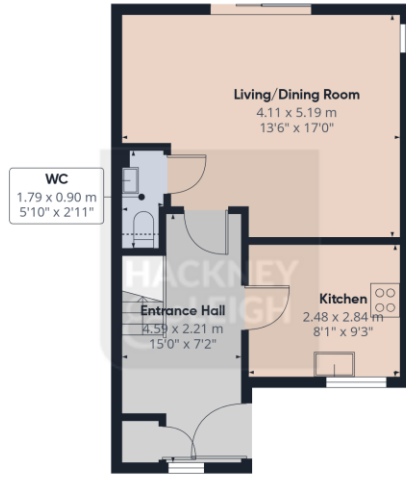
Bedroom 1



Bedroom 2



Garage and Parking Space



Floor 0

Approximate total area¹⁾

71.3 m²
767 ft²

Reduced headroom

0.2 m²
2 ft²

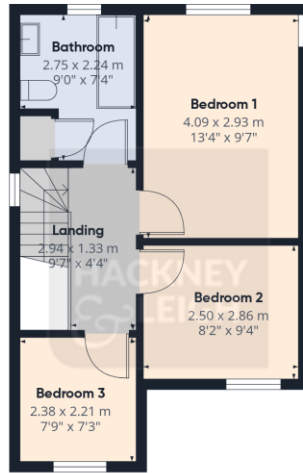
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



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