



Grange-over-Sands

£200,000

Highview, Back Main Street, Grange-over-Sands, Cumbria, LA11 6DE

Highview - what a gem! This delightful, tucked away (but very conveniently situated) property will appeal in particular to those looking to downsize, those looking for a property with excellent proximity to the amenities of the town, or those who are a sucker for an incredible view. This lovely home enjoys some wonderful views to Morecambe Bay - a real joy that never quite looks the same twice.

Parking is available in the public car park just a 30-second walk away. With annual passes offered that also cover many other car parks in the surrounding area. **AN ANNUAL CAR PARK PASS IS INCLUDED WITH THE SALE!**

It is neatly presented throughout and with the absence of outdoor space does mean that it is a super 'lock up and leave' or those just not wishing to spend time gardening, whilst still having access to all the green spaces.

Quick Overview

Magnificent Bay views
ANNUAL CAR PARK PASS INCLUDED WITH THE SALE!
 Local Car Park a 30 second walk
 Excellent, convenient location
 Neatly presented throughout
 Arranged over 3 floors
 Comfortable and relaxed decor
 Double Glazed
 Juliet Balcony and boarded Loft with power
 Ultrafast Broadband - Fibrus



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Ultrafast - Fibrus



Car Park close-by

Property Reference: G3145



View from Open Plan Living Room



Bedroom 1



Bedroom 2



Bathroom

The striking blue painted front door opens in to the Hallway with 'Amtico' type distressed wood effect flooring, stairs to First Floor and access to Utility Room. This useful space is a good size with frosted window, a continuation of the attractive flooring, lovely dark grey larder cupboards, plumbing for washing machine, space for drier, fridge and freezer if required and very useful WC with wash hand basin. Concealed gas central heating boiler.

The stairs lead to the First Floor with 2 well proportioned Double Bedrooms with superb views to Morecambe Bay. The Bathroom has a white suite comprising WC, pedestal wash hand basin and bath with shower over. Deep, shelved linen cupboard.

From the First Floor Landing the stairs with lovely display shelf and uPVC window lead to the Second Floor. This floor occupies the whole area and is dominated by the breathtaking panoramic views to Morecambe Bay through the French doors to the Juliet Balcony. There is ample space for both living and dining furniture. The Kitchen is well thought out with high gloss white units and unusual, pretty, complementary pearlescent back splash tiling and marble effect work-surface. Deep sink, induction hob, electric double oven. Integrated dishwasher, fridge and freezer.

Location Highview enjoys a central, yet tucked away location just a 'stones throw' from the town centre. Amenities such as Medical Centre, Railway Station, Primary School, Shops, Cafes and Tea Rooms are all within easy reach. The picturesque Edwardian Promenade, Ornamental Gardens, Duck Pond and Band Stand are all close by. Grange is a popular, friendly town around 20 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property on foot proceed up Main Street passing the Hackney and Leigh office on the right hand side and turning left just before Daisy Roots bookshop. High View can be found to the right hand side. The Car Park (where yearly permits can be used) can be found by taking the left turn on Main Street opposite the Victoria Hall.

What3words: managers.according.character

Accommodation (with approximate measurements)

Hall

Utility Room and WC 16' 3" x 4' 11" max (4.97m x 1.51m max)

First Floor

Bedroom 1 12' 8" x 8' 9" (3.88m x 2.69m)

Bedroom 2 13' 7" x 7' 9" (4.16m x 2.38m)

Bathroom

Second Floor

Open-plan Living/Dining/Kitchen 20' 9" max x 17' 5" max (6.33m max x 5.32m max)

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

Tenure: Flying Freehold. Vacant possession upon completion.

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 £700-750 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).



Open Plan Living Area

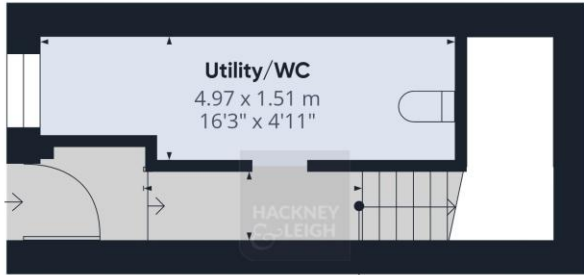


Kitchen

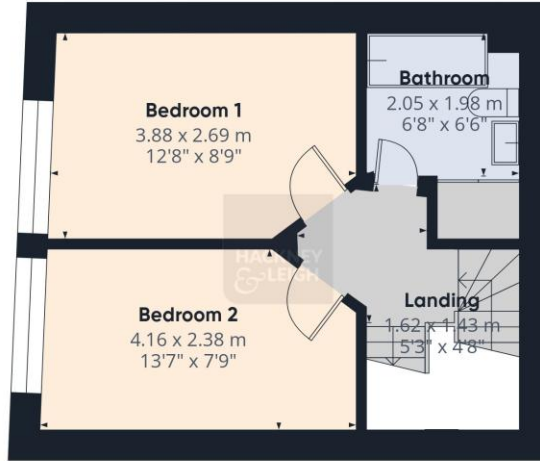


Sunrise

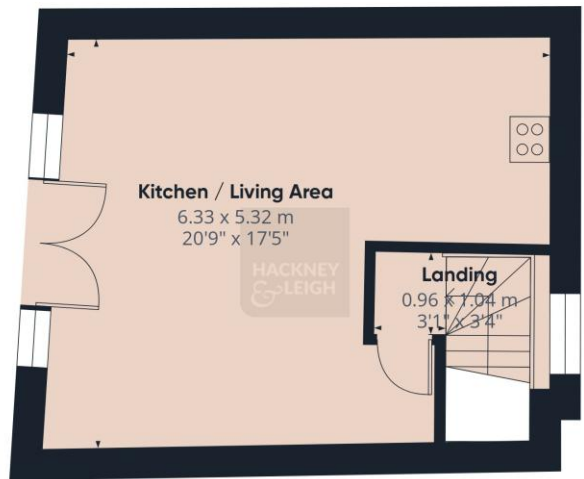




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

73.3 m²
789 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

A thought from the owners - "I have lived here for 9 very happy years and oh those views over the sands and the sunrise".

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