



Grange-over-Sands

£400,000

Baycliffe, Hardcragg Way, Grange-over-Sands, Cumbria, LA11 6BH

A rare opportunity to purchase a 3 Bedroom Detached Bungalow, ideally located just off the town centre and within easy reach of all amenities. With well proportioned spacious rooms this property requires some 'TLC' and is ready for its new owner to bring in to the 21st century.

Comprising Entrance Hall, Lounge (with lift) Kitchen, 3 Bedrooms (1 En-Suite WC) and Bathroom. The super property also benefits from a double Garage beneath, Parking and Gardens to the front and rear.

No upward chain.

Comprising



3



1



1



D



Superfast
Broadband



Double Garage
and Parking

Quick Overview

Central location, close to amenities

Scope to improve

3 Bedrooms (1 En-Suite WC)

Detached Bungalow

Large Lounge with Lift to Garage

Tiered Garden to rear with Summer House

Double Garage and Parking

No Upper Chain

Superfast Broadband

Property Reference: G3184



Balcony/Terrace



Entrance Hall



Kitchen



Lounge

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Steps lead up to the Terrace with double glazed door and side windows to the spacious 'L' shaped Entrance Hall with access to all rooms, cloaks cupboard and loft hatch will pull down ladder. The Lounge is a lovely well proportioned room with a triple aspect and feature fireplace with coal effect living flame gas fire. Large picture windows to front and rear (1 with rear door) and side door to Balcony/Terrace ideal for outdoor dining with glimpses to Morecambe Bay. Lift down to Garage. The Kitchen is a spacious room with glazed window to Entrance Hall with a range of older style wall and base units with 1 1/2 bowl single drainer stainless steel sink unit. Freestanding Samsung fridge/freezer, Samsung washing machine and Indesit dishwasher. Built-in Indesit oven with Whirlpool hob and cooker hood over. Rear entrance door.

Bedroom 1 is a double room with rear aspect in to the Garden. Fitted double wardrobe and En-Suite WC with low flush WC and wash hand basin. Shower boarded walls, tile floor and extractor fan. Bedroom 2 is a double room with a front aspect and is light and light with fitted double and single wardrobes. Bedroom 3 is a cosy double/good sized single room with front aspect. The Shower Room has a 3 piece white suite comprising double shower enclosure, pedestal wash hand basin and low flush WC. Part tiled walls with dado tile, ladder style radiator and Orka wall heater.

Beneath the property is a Double Garage with 2 electric roll over doors and space where the life comes down from the Lounge. Door to Workshop/Office with panelled walls, power and light and Boiler Room housing the the wall mounted gas central heating boiler, hot water cylinder and ample storage space. Parking for 2 cars to the front of the Garage.

To the front of the property there is a well stocked flower bed and to the rear there is a Tiered Garden with meandering paved pathways and steps with well stocked beds and borders either side providing a profusion of colour throughout the year which lead up to the top Garden. Paved Area with Greenhouse (in need of repair) former Summer House and a new Summer House (in need of completion).



Kitchen



Lounge



Kitchen



Bedroom 2



Bedroom 3



Bedroom 1

Location Grange-over-Sands is a popular Edwardian Coastal Resort that provides many amenities such as Medical Centre, Railway Station, Primary School, Library, Post Office, Butchers, Bakeries, Shops, Cafes and Tearooms. There is also a picturesque, Edwardian, mile long Promenade, Ornamental Gardens and Bandstand. Just 2 miles from Grange is the highly regarded popular village of Cartmel and approx 30 minutes away are Windermere/Ambleside - there are also good road and rail links to the rest of the country through Grange railway station and junction 36 on the M6 is just 20 minutes away.

From the crossroads in the centre of Grange (by the Spar) go straight ahead (with the Library on the right) into Grange Fell Road. Take the first right into Hardcragg Way, and Baycliffe is the first property on the right hand side.

What3words: rises.altitude.increased

Accommodation (with approximate measurements)

Entrance Hall

Lounge/Dining Room 23' 0" x 15' 4" (7.01m x 4.67m)

Balcony 10' 2" x 8' 9" (3.11m x 2.69m)

Kitchen 14' 1" x 10' 8" (4.29m x 3.25m) overall

Bedroom 1 12' 7" x 9' 0" (3.86m x 2.75m)

En-Suite WC

Bedroom 2 15' 1" x 9' 11" (4.60m x 3.04m)

Bedroom 3 10' 2" x 8' 1" (3.12m x 2.48m)

Shower Room 9' 0" x 5' 3" (2.74m x 1.6m)

Double Garage 15' 7" max x 15' 1" max (4.77m max x 4.60m max)

Boiler Room 7' 4" x 7' 3" (2.25m x 2.23m)

Office Workshop 7' 3" x 7' 2" (2.21m x 2.20m)

Summer House

Former Summer House

Services: Mains electricity, gas, water and drainage. Gas skirting board heating.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. Westmorland and Furness Council.

Material Information: Adjacent to Baycliffe is Grange Telephone Exchange.

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.



Bedroom 1



Rear Garden



Double Garage



Front Garden



Lounge

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1200 – £1300 per calendar month subject to some upgrading. 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.

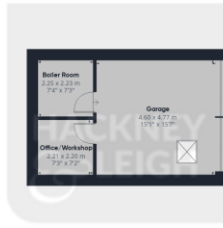


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Floor 0

Approximate total area⁽¹⁾

137.3 m²
1478 ft²

Balconies and terraces

17.2 m²
185 ft²



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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