



Grange-over-Sands

£199,500

4 Beech Road, Grange-over-Sands, Cumbria, LA11 6AL

A lovely recently refurbished 2 Bedroom Mid-Terraced Cottage, offering a contemporary feel throughout with modern Kitchen and stylish Bathroom fittings.

Entrance Hall, Utility/WC, Open Plan Living/Dining & Kitchen Area, 2 Double Bedrooms and Bathroom. Parking Space, Yard and small Sitting Area.

An ideal opportunity for First-Time Buyers, Investment or an excellent Lock-Up and Leave property. No Upper Chain.

Quick Overview

Ideal First Time Buyer Property

Mid Terraced Cottage

2 Bedrooms

Stylish Bathroom

Modern Open Plan Kitchen/Living Area

Utility/Separate WC

New gas combi boiler 2026

Parking space

Ultrafast Broadband



2



1



1



C



Ultrafast
Broadband



1 Parking Space

Property Reference: G3227



Utility/WC



Open Plan Living/Dining/Kitchen Area



Open Plan Living/Dining/Kitchen Area



Open Plan Living/Dining/Kitchen Area

The lovely Mid Terraced Cottage has recently been refurbished including, new Kitchen, Bathroom, new gas central heating boiler, carpets re-decoration etc. The single glazed entrance doors opens in to the Entrance Hall with space for coats and boots. To the left there is access to the Utility/WC with low flush WC with basin over, wall mounted gas central heating boiler (new 2026) and plumbing for washing machine. To the right you enter the well proportioned Open Plan Living/Dining/Kitchen Area with a modern range of grey cabinets with 'marble' style worktops and up-stands and inset single drainer stainless steel sink unit. Built-in electric oven and hob with cooker hood over. There is ample space for Living/Dining furniture and a feature wall, stairs to first floor, under-stairs cupboard and uPVC double glazed rear door.

From the Open Plan Area stairs lead to the First Floor Landing with access to the Bathroom. Beautifully fitted with a contemporary suite comprising 'P' shaped bath with shower attachment to taps, wall hung vanity unit with modern basin and low flush WC. Shower boarded walls, panelled ceiling and attractive flooring. Illuminated wall mirror and ladder style radiator. The Two steps lead to the Landing with recessed storage cupboard. Bedroom 1 is a well proportioned double room with some views over the town towards Morecambe Bay. Bedroom 2 is also a good sized double room.

Outside there is a gravelled Yard with gated access to the front door and to the rear there is a part gravelled, fenced and gated area to the rear.

Location 4 Beech Road is hidden away on a short, little known road towards the top of Grange over Sands. This friendly Edwardian Seaside town is conveniently located with junction 36 of the M6 Motorway being just 20 minutes away and with the attractions of the inner Lake District just a little further.

Grange Town Centre boasts amenities such as Post Office, Library, Medical Centre, award winning Butchers, Grocery Stores, Excellent Primary School, Cafes and Railway Station plus the picturesque Promenade, attractive Ornamental Gardens and Band Stand.

To reach the property proceed up Grange Fell Road passing the Library on the right. Take the 8th right turn into Stone Terrace, follow the road and bear round to the left at the top into Beech Road and the property can be found shortly on the left hand side.

What3words: <https://what3words.com/crb.coupler.scorpions>

Accommodation (with approximate measurements)

Entrance Hall

Utility Room/WC 6' 5" x 3' 4" (1.98m x 1.02m)

Open Plan Living/Dining/Kitchen Area 22' 8" x 14' 7" (6.92m x 4.45m)

First Floor

Bathroom 7' 3" x 6' 11" (2.21m x 2.13m)

Bedroom 1 14' 5" x 10' 5" (4.40m x 3.19m)

Bedroom 2 12' 0" x 8' 2" (3.68m x 2.51m)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band B. Westmorland and Furness Council.

Note: The road that runs along the property is shared and must be kept clear at all times.

Viewings: Strictly by appointment with Hackney & Leigh.

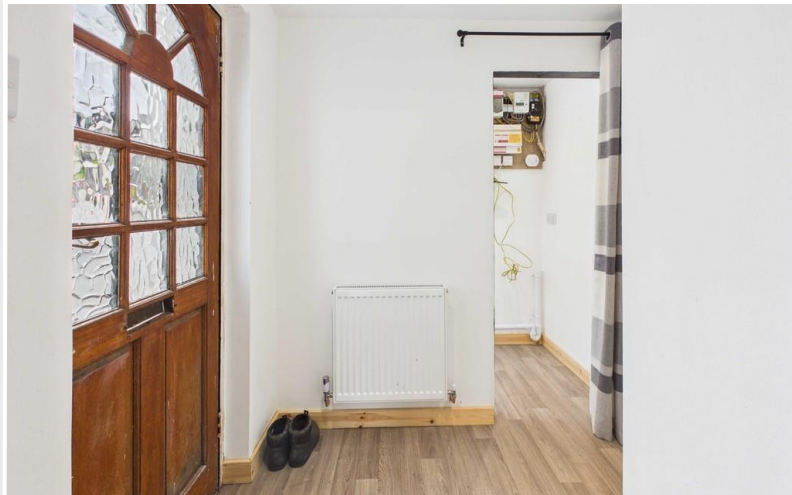
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £750 – £800 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).



Bathroom



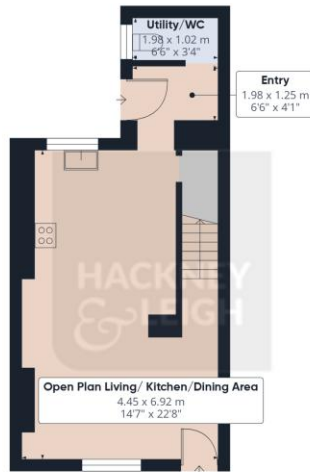
Entrance Hall



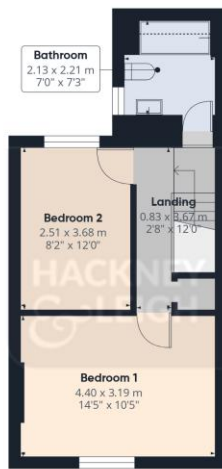
Bedroom 1



Bedroom 2



Floor 0



Floor 1



Approximate total area^m

65.7 m²
707 ft²

Reduced headroom

0.5 m²
6 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.

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