



Grange-over-Sands

£210,000

Mooredge, 7 The Crescent, Grange-over-Sands, Cumbria,
LA11 6AW

A super, traditional, semi-detached property in a popular location (close to the Primary School) with great bones and the opportunity to upgrade, improve and make your own!

Comprising Hallway, Sitting Room, Dining Room, Conservatory, Kitchen, Pantry, 3 Bedrooms, Bathroom, Front and Rear Gardens. Early viewing is highly recommended. No Upper Chain.

Quick Overview

Semi-Detached - 3 Bedroom

3 Receptions - 1 Bathroom

Potential to improve

Edge of the lovely town

Some lovely Bay Views

Gardens front and rear

Great location

Superb walks from the doorstep

On road parking

Superfast Broadband speed 80 mbps available*



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1



3



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80 Mbps



On road parking

Property Reference: G2764



Hall



Sitting Room



Dining Room



Conservatory

Description Attention young families! Couples! Downsizers! Investors! and anyone else really..... - this excellent property should not be around for long and will appeal across the board!

This super, traditionally constructed semi-detached property occupies an enviable, elevated position and enjoys some delightful views from the front aspect towards Morecambe Bay and the Ingleborough Fells in the distance.

The property provides well proportioned accommodation along with spacious gardens, double glazing, original internal doors and fireplaces. This is an excellent opportunity to upgrade and improve plus potential to create private parking. It really is ideal for so many different buyers!

Currently now requiring some 'TLC' but not difficult to see what a brilliant property this could once again be.

The uPVC front door opens into the Hallway with stairs to the First Floor and a large understairs 'Pantry' cupboard with window. The Sitting Room is well proportioned with pleasant front aspect and original tiled fire place with gas point. The similar sized Dining Room with wood burning stove leads, through the double French doors into the Conservatory which is a bonus room! Private and peaceful with direct access to the Rear Garden and with a little enthusiastic pruning has the potential to offer a charming outlook into the pretty Rear Garden! The Kitchen is bijou with a pleasant rear aspect, but it is fair to say it could now benefit from an upgrade.

The First Floor is home to 3 Bedrooms, a double to the front with fireplace (not in use) and lovely bay view, another double with a lovely rear aspect into the garden and built in cupboards housing the water cylinder and finally a single Bedroom/Office with a range of light wood built in office furniture plus the added advantage of good bay views.

The front and rear Gardens have been tidied and the front garden offers potential to create private parking for 2 vehicles - like the neighbours. A wide pathway leads around to the Rear Garden which, even though a little neglected, is still a joy. Peaceful, quiet and a good size (ample for both a keen gardener or a young family), there are lots of nooks and crannies which feel very private, an array of well established plants and shrubs, an ornamental pond, glass potting shed, timber shed and 4/5 very mature trees.

Note: 'The mature trees at the rear of the garden will be removed prior to completion at the expense of the estate'.

Location The Crescent is a popular yet a quiet cul-de-sac on the fringe of Grange-over Sands. An elevated site and within

walking distance of the town centre for the fitter folk amongst us - bus stop nearby for others!

Grange-over-Sands is a popular and friendly small town boasting amenities such as excellent Primary School, Medical Centre, Railway Station, local shops, Cafes/Tearooms and the picturesque Edwardian Promenade. Approximately 20 minutes from both the M6 motorway and the foot of Lake Windermere.

To reach the property follow Main Street up to the mini roundabout and turn right down the short one way street proceeding straight across at The Spar and passing the Library. Follow Grange Fell Road for ½ a mile and turn left into The Crescent. Mooredge, No. 7 can be found shortly on the right hand side.

Accommodation (with approximate measurements)

Hallway

Sitting Room 12' 10" x 10' 11" (3.91m x 3.33m)

Dining Room 11' 0" x 10' 9" (3.35m x 3.28m)

Conservatory 9' 10" x 9' 3" (3m x 2.82m)

Kitchen 8' 1" x 7' 4" (2.46m x 2.24m)

Bedroom 1 11' 1" x 10' 9" (3.40m x 3.30m)

Bedroom 2 12' 9" x 10' 11" (3.89m x 3.35m)

Bedroom 3 8' 2" x 7' 2" (2.49m x 2.18m)

Bathroom

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

We are unable to confirm the adequate functions of any appliances or installation.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 24.3.23 not verified

Council Tax: Band C. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/>
FURY.RISKIEST.CLOGGING

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 £700 - £750 per calendar month subject to being up updated and improvement. For further information and



Kitchen



Bedroom 1



Bedroom 2



Rear Garden

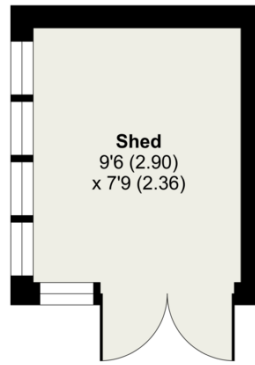
The Crescent, Grange-Over-Sands, LA11

Approximate Area = 967 sq ft / 89.8 sq m

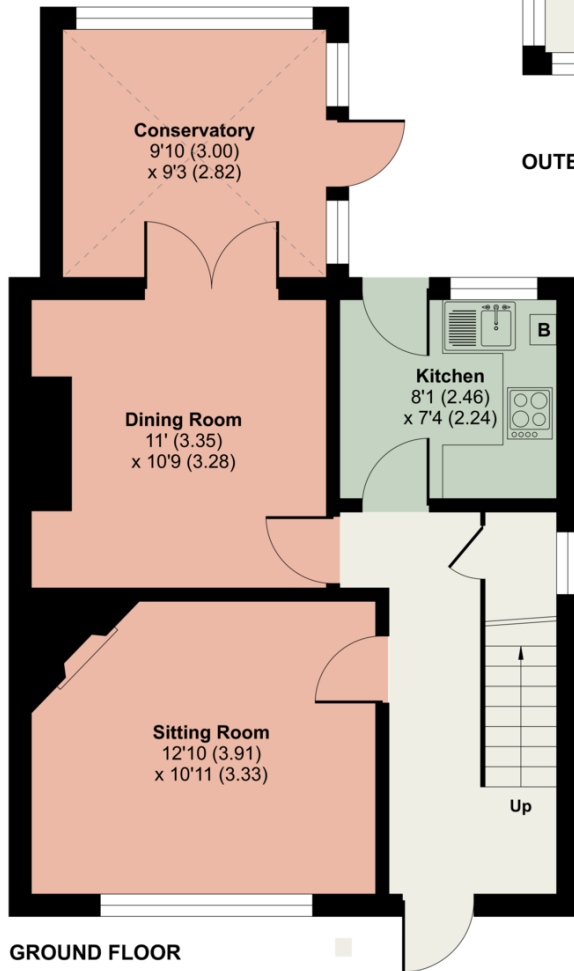
Outbuilding = 74 sq ft / 6.8 sq m

Total = 1041 sq ft / 96.6 sq m

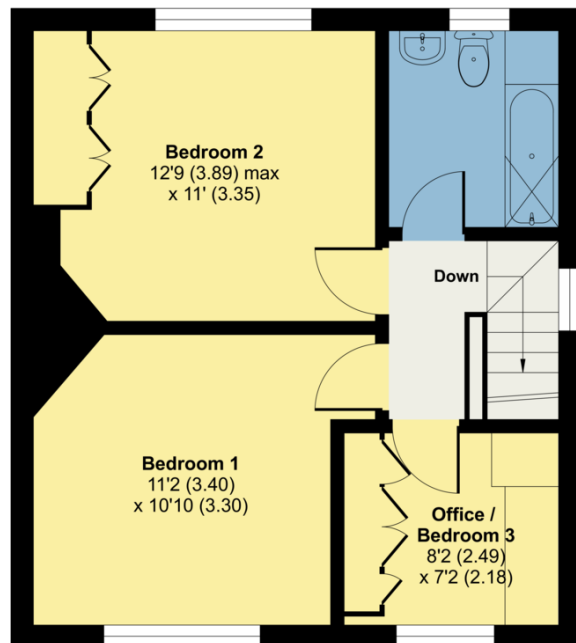
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 964161

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