

LEASEHOLD



# 41 CHARNEY ROAD, GRANGE-OVER-SANDS, LA11 6BP

## £175,000

### FEATURES

- Purpose Built Ground Floor Apartment
- Great Position With Garden & Views
- Very Well Presented Throughout
- Open Plan Living/Dining Kitchen
- Lovely Fitted Kitchen With Views
- Two Double Bedrooms & Modern Bathroom
- Double Glazing Inc Bi-fold Doors To Garden
- Offered Vacant With No Upper Chain
- Perfect For A wide Range Of Buyers
- Detached Garage. Popular Coastal Town



-  1
-  1
-  2
-  Garage & On Road Parking



A highly desirable ground floor apartment situated in this excellent location within the most popular Edwardian seaside town of Grange-over-Sands. This beautiful home is extremely well presented and offers a stylish well-appointed property perfect for a wide range of buyers, including those downsizing, to the first-time purchaser and those looking for a perfect second home in this superb area. Offered vacant having no upper chain and with accommodation comprising of a porch, lounge/diner, fitted kitchen, two double bedrooms, and modern bathroom, with double glazing, gas fire central heating system, beautiful gardens and excellent views, with the further advantage of a detached garage. The Property is offered vacant with early internal viewing both invited and recommended to appreciate this most comfortable home. Grange offers numerous shops and amenities set against the beautiful Morecambe Bay, with a train station and excellent access to the main A590 trunk road, it offers a great base for exploring the Cartmel Valley and Lake District National Park. Early inspections are available through the office of JH Homes.

This excellent ground floor self-contained apartment is accessed through a private wooden front door with bulls-eye pane to:

#### **PORCH**

Complete with coat hooks to the wall and a modern wooden door with frosted glass pane to:

#### **LOUNGE/DINER**

*15' 5" x 10' 6" (4.7m x 3.2m)*

Lovely light room with attractive decor and a set of double glazed bifold doors providing access to the patio and garden, offering beautiful views over Morecambe Bay beyond. The room has a radiator, open access to the kitchen, space for a dining table and a modern wooden door with frosted glass centre pane opening to the inner hall.

#### **KITCHEN**

*7' 9" x 7' 8" (2.36m x 2.34m)*

A bright modern kitchen fitted with a range of base, wall and drawer units with patterned stone effect worktop over incorporating one and a half bowl stainless steel sink with drainer and mixer tap and splash back tiling. Electric hob with cooker hood above, electric oven, recess and plumbing for a washing machine and dishwasher and recess for a fridge. UPVC double glazed window which offers a most attractive outlook over the garden and the bay beyond, plus a wall cupboard houses the Worcester gas combi boiler for the heating and hot water systems. Overall, a well-appointed and attractive modern kitchen.

#### **HALL**

This area has light decor, an integrated smoke alarm, and provides access to the two bedrooms and a bathroom via modern wooden panel doors.

#### **BEDROOM**

*9' 1" x 11' 9" (2.77m x 3.58m)*

Accessed from an initial lobby area with double doors to a useful under stairs storage cupboard. Light neutral decor, uPVC double glazed window to the rear, a radiator, plus electric light and power points and overall offers a well-proportioned double bedroom.

#### **BEDROOM**

*9' 1" x 8' 3" (2.77m x 2.51m)*

Further double bedroom situated to the rear of the property with light attractive décor, coat hooks to the wall, a radiator and an aluminium framed double-glazed window to the rear. A door with double glazed central pane also gives secondary access to the property.

## BATHROOM

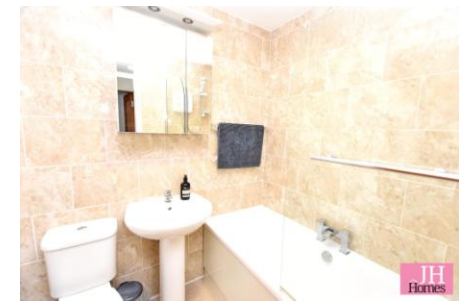
Fitted with a modern and stylish three-piece suite in white comprising of a panel bath with central waterfall mixer tap, a glazed shower screen and over bath electric shower. There is a pedestal wash hand basin and WC with push button flush, ladder style towel radiator, extractor fan, electric wall heater, tiling to three walls, mirror fronted bathroom cabinet with electric light point over and a shaver point.

## EXTERIOR

This most attractive apartment has the significant advantage of a detached single garage as well as additional parking space being available on the road. It has a lovely front garden which is enclosed by modern fencing to the sides, and the front patio is accessed through the bifold doors. There is a gravel border beyond, an area of lawn with a variety of shrubs and bushes to the perimeter and a mature Sycamore tree to the end of the garden. The garden receives good sunlight throughout the day and has beautiful views beyond neighbouring properties over Morecambe Bay and beyond; a lovely compliment to the property.

## GARAGE

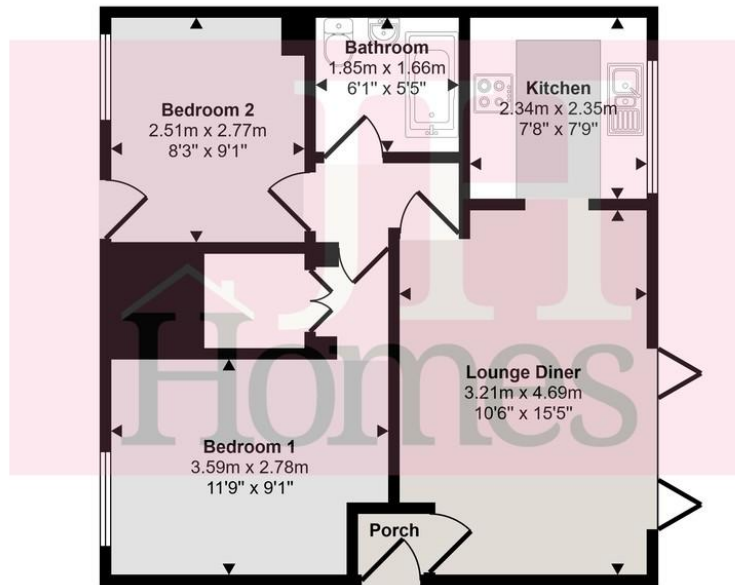
Detached brick built single garage with an up and over door, a window to the rear and shelving. Perfect for parking or general storage.



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**01229 445004**

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Approx Gross Internal Area  
 48 sq m / 519 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**GENERAL INFORMATION**

TENURE: Leasehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

From lower Grange, pass the duck pond and gardens and proceed up the main street. At the roundabout turn right and at the junction by Higginson's Butchers and Costa Coffee, proceed straight up Grange Fell Road in the direction of Cartmel, take the turning on the right into Charney Road and the property is in the second block of apartments on the left.

It can also be found using the following What3W ord reference <https://w3w.co/serenade.riverboat.stance>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

