



## Grange-over-Sands

**£350,000**

14 Ashmount Gardens, Grange-over-Sands, Cumbria, LA11 6DN

Super, very neatly presented, Detached Bungalow with some lovely views to Morecambe Bay in a well sought after quiet, residential area of Grange over Sands. This location has a broad appeal not least with those looking for easy access to Hampsfell for a delightful walk. Ideal for those downsizing and looking for a low maintenance practical home.

This property is sunny and light with neutral decor throughout and benefits from a Sitting Room, Dining Kitchen, 2 Bedrooms and modern Shower Room. Integral Garage, Parking for 2 cars and attractive Garden.

An early viewing is highly recommended.

### Quick Overview

Detached Bungalow  
Quiet residential location  
Close to Hampsfell and other lovely walks  
Gas central heating and Double glazing  
Some wonderful views to Morecambe Bay  
Integral Garage  
Private Driveway Parking  
2 Double Bedrooms  
Lovely Garden Front and Rear  
Ultrafast Broadband



2



1



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Ultrast  
Broadband



Integral Garage  
and Parking

Property Reference: G3159



Breakfast Kitchen



Kitchen Area



Dining Area



Sitting Room

**Description** The side entrance door opens into the 'L' shaped Hallway with airing cupboard, wood effect laminate flooring and loft hatch. The loft has a wooden pull down ladder, has light and is insulated. With boarding added this would make excellent storage. The Kitchen/Dining Room is light and bright with triple aspect. Patio doors to the Garden, integral door to the Garage and delightful views towards Morecambe Bay. The Kitchen cabinets are cream shaker style with wood effect work surface and inset 1½ bowl sink unit. Built-in electric oven and ceramic hob with cooker hood over. Space for fridge freezer and washing machine. Vinyl tiled floor and space for dining table. The Sitting Room is generously proportioned with Patio doors to the Garden and similar charming garden and Bay views. Living flame gas fire with polished stone surround.

Bedroom 1 is a good sized Double Bedroom with front aspect and a range of built in wardrobes. Bedroom 2 has a front aspect and is a compact double with fitted wardrobe and drawers. The Shower Room is modern with a white suite comprising WC with concealed cistern, corner shower enclosure and large wash hand basin on an attractive, soft blue vanitory cabinet. Shower boarding to walls.

The Integral Garage has a remote controlled electronic door, pedestrian door and window. Home to the wall mounted gas central heating boiler. Parking on the block paved driveway for 2-3 cars. The Front Garden is very pleasant, with raised limestone, shrubs and low maintenance with decorative gravel. The Rear Garden has a sunny, raised, paved Patio with some very pleasing views to Morecambe Bay and an electronic awning. The Garden is generous with an area of lawn, gravel pathway and rockery style planting. Timber shed.

**Location** Ashmount Gardens is a quiet cul-de-sac location approx 0.75 of a mile from the town centre where amenities such as Medical Centre, Library, Post Office, Shops/Cafes and Tea Rooms can be found along with the picturesque Edwardian Promenade. The excellent local Primary School is just down the road on Fell Drive.

To reach the property proceed up Main Street to the mini roundabout and turn right into the one way system. At the crossroads go straight ahead into Grange Fell Road, follow the road for 0.4 of a mile and Ashmount Road is the 7th right turn, Ashmount Gardens is 0.3 of a mile on the right. No.14 can be found shortly on the right hand side.

<https://what3words.com/derailed.canine.cups>

## Accommodation (with approximate measurements)

### Entrance Hall

**Kitchen/Dining Room** 19' 6" x 8' 7" max (5.96m x 2.64m max)

**Sitting Room** 15' 4" x 10' 2" (4.68m x 3.11m)

**Bedroom 1** 12' 7" x 12' 6" (3.84m x 3.82m) plus wardrobes

**Bedroom 2** 8' 7" x 8' 7" (2.64m x 2.62m)

**Shower Room** 6' 1" x 5' 6" (1.87m x 1.68m)

**Garage** 16' 6" x 8' 4" max (5.04m x 2.56m max)

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

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band D. 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 £800 - £850 per calendar month. For further information and our terms and conditions please contact the Office.

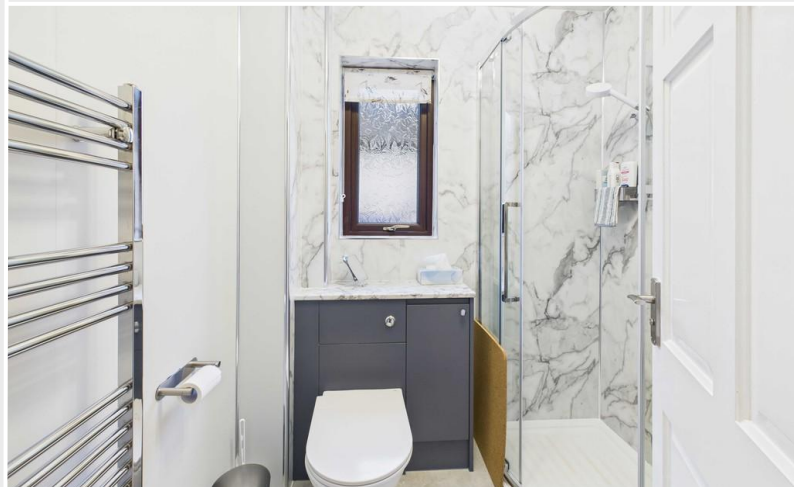
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Bedroom 1



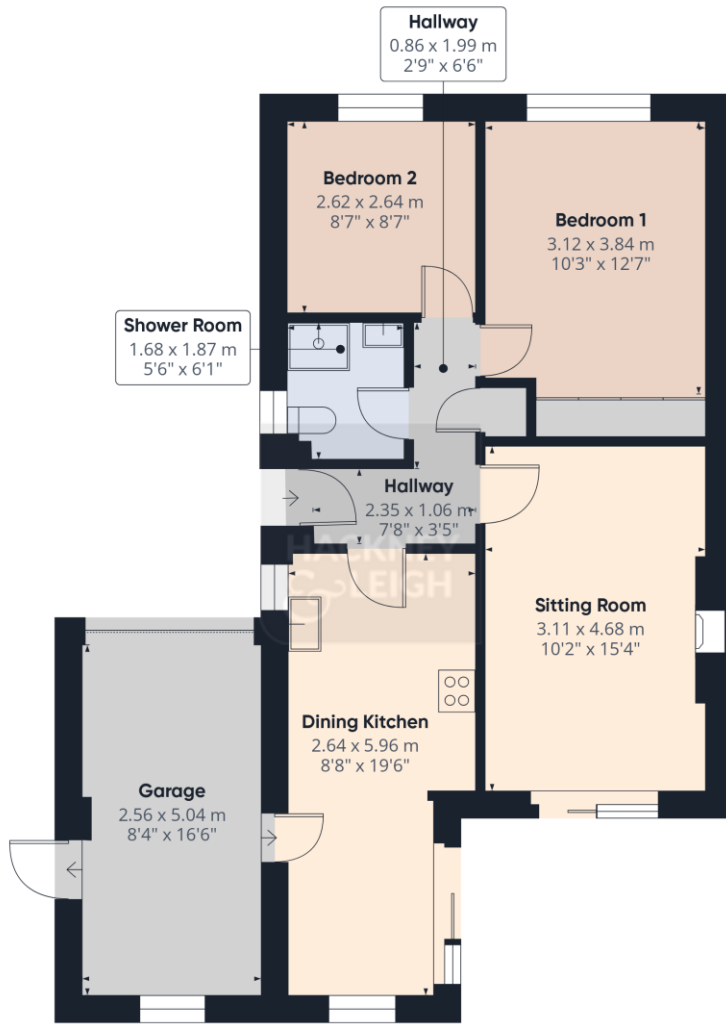
Bedroom 2



Shower Room



Rear Garden



Approximate total area<sup>(1)</sup>  
70 m<sup>2</sup>  
752 ft<sup>2</sup>

(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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