



Grange Over Sands

£460,000

Mariners, 5 Cat Tree Road, Grange Over Sands, Cumbria, LA11 7EB

A well-positioned 3 Bedroom Detached Bungalow set on a generous plot, offering fabulous views towards and over Morecambe Bay to the extensive coastline beyond. The property would benefit from some updating and there is scope to create a further bedroom in part of the undeveloped loft. This presents an excellent opportunity to create a wonderful home in a highly sought-after location. Additional features include beautiful, well-established Gardens, Integral Garage, ample Parking, and scenic walks directly from the doorstep.

Comprising Entrance Vestibule, L shaped Entrance Hall, Lounge/Diner, Breakfast Kitchen, 2 Bedrooms. Bathroom and Separate WC on the Ground Floor. A paddle stair leads to the First Floor with Bedroom and Undeveloped Loft Room.

Offered with no upper chain, this property must be seen to be appreciated.

Quick Overview

Fabulous views towards Morecambe Bay

Good sized Plot with attractive Gardens

3 Bedroom Detached Bungalow

Integral Garage and Parking

Highly desirable location

Peaceful, residential area

Opportunities to improve

Lovely walks on the doorstep

No Upper Chain

Ultrafast Broadband



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E



Ultrafast
Broadband



Garage and
Ample Parking

Property Reference: G3189



Entrance Hall



Lounge



Dining Area



Kitchen

Descriptions As you vacate your car on the driveway you will turn to see the fantastic beautiful views towards Morecambe Bay and the extensive coastline beyond including Arnside Knott and the Ingleborough Fells. 4 steps lead up to the uPVC double glazed entrance door with side windows in to the Entrance Vestibule and 'L' shaped Hallway with storage cupboard and paddle stair to the First Floor. The Lounge/Diner is a full depth room with a dual aspect and beautiful views in to the rear Garden from the sliding doors and picturesque views from the front aspect to Morecambe Bay and beyond. Original tile fireplace with coal effect living flame gas fire and serving hatch to the Breakfast Kitchen. The Breakfast Kitchen has a lovely rear aspect in to the rear Garden and is also well proportioned with a range of older style 'pine' units with inset sink and space for cooker and fridge. Wall mounted Worcester gas central heating boiler and rear entrance door.

There are 2 well-proportioned double Bedrooms, Bedroom 1 has a super front aspect with a wall of fitted wardrobes. Bedroom 2 has a rear aspect in to the Garden and fitted wash basin with tile splash-back. The Bathroom has a 2 piece white suite comprising bath with shower over and shower screen and vanity wash hand basin. Complementary part tiled walls and ceramic tiled floor. Airing cupboard housing the hot water cylinder and fitted shelves. Separate WC with WC and small wash hand basin. Complementary part tiled walls and ceramic tiled floor.

From the Entrance Hall the paddle stair leads to the First Floor Landing with storage cupboard and Velux roof-light. Bedroom 3 is a double room with fitted storage cupboards and some limited head height. There is also an Undeveloped Loft Room which is boarded with power and light. Subject to the relevant planning permissions this would make a super Master Suite.

From the Entrance Hall there is access to the Integral Garage via several steps. With electric up and over door, power and light. Worktop with space and plumbing under for washing machine and tumble drier. Fitted shelves and side window. Parking on the block paved driveway for at least 4 cars, if not more!!!

The Gardens to the front and rear are well tended and just beautiful, they are well planted with lawns and a variety of mature shrubs including acers and rhododendrons, small trees, and a variety of flowering plants and provide a profusion of colour throughout the year. To the rear there are also paved pathways a Garden Store and Greenhouse.



View from Front Entrance



Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Undeveloped Room

Location Cat Tree Road is a very desirable address in Grange over Sands for a number of reasons, a quiet residential area and convenient location for town, but most off all the beautiful views towards the ever changing sands of Morecambe Bay. Perhaps a 15 minutes walk or short drive to the town centre with amenities such as Library, Post Office, Primary School, Railway Station, Cafes, Shops and Tea Rooms. Even closer is the Medical Centre and picturesque, mile long, level, Edwardian Promenade.

Grange is just 20 minutes from junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere and all the attractions.

To reach the property proceed out of Grange Town Centre in the direction of Allithwaite along the Esplanade. Passing The Fire Station and Playing Fields on your left, take the next right into Cat Tree Road. Proceed up the hill and keep left. Mariners is shortly on the right hand side

What3words -

<https://what3words.com/listen.broken.strapping>

Accommodation (with approximate measurements)

Entrance Vestibule

Entrance Hall

Lounge/Diner 27' 11" x 12' 9" max (8.52m x 3.91m max)

Breakfast Kitchen 12' 11" x 10' 5" min (3.95m x 3.20m min)

Bedroom 1 12' 4" inc wardrobes x 11' 3" (3.76m inc wardrobes x 3.45m)

Bedroom 2 12' 11" x 9' 11" (3.94m x 3.04m)

Bathroom

Separate WC

First Floor

Bedroom 3 16' 8" x 12' 9" (5.09m x 3.91m) some limited head height

Undeveloped Loft Room 21' 10" x 18' 11" (6.67m x 5.79m) some limited head height

Integral Garage 16' 5" x 8' 1" (5.02m x 2.47m)

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators. Plastic fascia boards and guttering.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.



Kitchen



Rear Garden



Rear Garden



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 £1200 – £1300 per calendar month subject to some updating. For further information and our terms and conditions please contact the Office.

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Meet the Team

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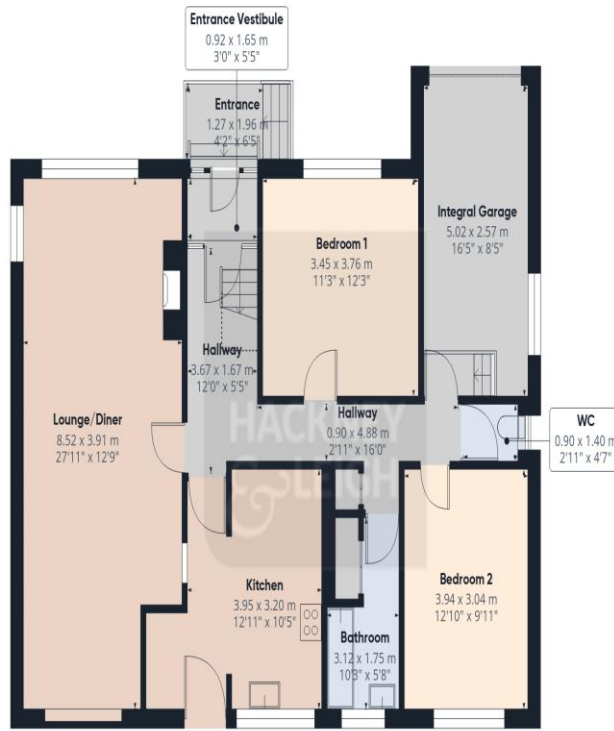


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Floor 0

Approximate total area⁽¹⁾

168.9 m²

1817 ft²

Balconies and terraces

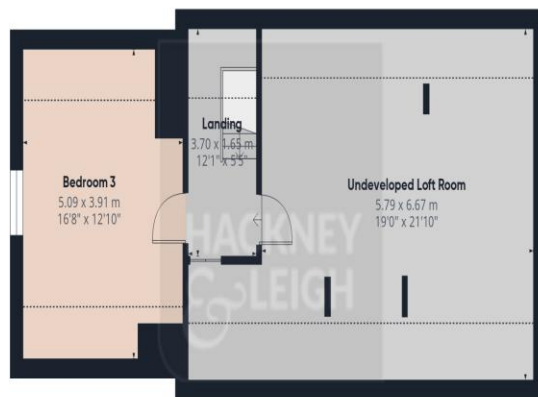
3.5 m²

38 ft²

Reduced headroom

20.2 m²

217 ft²



Floor 1

(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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