



Grange-over-Sands

£215,000

Flat 1 Ingwell House, Main Street, Grange-over-Sands, Cumbria, LA11 6DP

This superb first-floor apartment offers a highly convenient central location and has been fully refurbished to an excellent standard by the current owners in 2020/21.

The spacious accommodation features a comfortable lounge, modern kitchen and bathroom fittings, and lovely views towards Morecambe Bay. It represents an ideal opportunity for a first-time buyer, downsizer, or anyone seeking a permanent or second home.

Comprising Entrance Hall, Lounge, Kitchen, Utility cupboard, Bathroom, 2 Double Bedrooms and large Store Room/Dressing Room. Early viewing is highly recommended. No Upper Chain.

Quick Overview

- Excellent central location
- 2 Bedroom First Floor Flat
- Refurbished to a high standard
- Modern Kitchen and Bathroom
- Tastefully decorated throughout
- Gas central heating
- Some lovely views towards Morecambe Bay
- Close to the local shops and amenities
- Parking on road or car-park closeby
- Ultrafast Broadband



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2



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Ultrafast
Broadband



On Road Parking/Car
Park near by

Property Reference: G3245



Entrance Hall



Kitchen



Lounge



Bedroom 1

From the Shared driveway, steps lead up to the Balcony Entrance with the main door opening in to the spacious Hallway with laminate floor, coved ceiling and archway to Kitchen. To the left is the Lounge, a good-sized room with a lovely aspect towards Morecambe Bay, Holme Island and the coastline beyond from the uPVC double glazed window with window seat. Sandstone style fireplace with coal effect electric fire. The Breakfast Kitchen is to the rear of the Entrance Hall and is fitted with high gloss 'grey' wall and base cabinets with complementary work-surface and upstands. Built-in double oven with microwave over and induction hob plus integrated fridge/freezer and dishwasher. Inset sink, part tiled walls and inset ceiling down-lights. Ample space for a small table and chairs. Two steps lead down to the Lower Hallway with uPVC double glazed side window providing views towards Morecambe Bay. There is also access to the useful Utility Cupboard with plumbing for washing machine (included) and shelf over. The contemporary Bathroom has a 3 piece white suite comprising bath with shower over, vanity wash basin and low flush WC. Attractive tiling to walls, deep display cill, chrome ladder style radiator and inset ceiling down-lights. Boiler cupboard housing the Baxi gas central heating boiler. The Bedrooms are to the right of the Entrance Hall and are both well proportioned double rooms. Bedroom 1 has a dual aspect with super views towards Morecambe Bay from the uPVC double glazed window with cupboard under. Single glazed sash window., Bedroom 2 has a side aspect from the single glazed sash window. There is also a versatile internal room which could be used as a Dressing Room/Office/Play Room/Occasional Bedroom.

Although the property does not have a Garden, the Balcony Entrance provides ample space for some plant pots and a small bistro table and chairs-perfect for enjoying the lovely view.

Location Ingwell House is very conveniently situated in the heart of the town, but you would hardly know it was there! It has excellent access to the impressive range of amenities that Grange-over-Sands has to offer such as Medical Centre, Railway Station, Primary School, Library, Post Office, Shops, Cafes/Tea Rooms and of course the picturesque Edwardian, mile long Promenade, Ornamental Gardens and Band Stand. There are several restaurants and public houses also in close proximity.

To reach the property upon entering Grange pass the 'Duck Pond' on the left and Hazelmere Tea Rooms on the right and continue to Main Street Zebra crossing. The shared access to Ingwell House can be found just before 'Choco-Lori' on the left hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

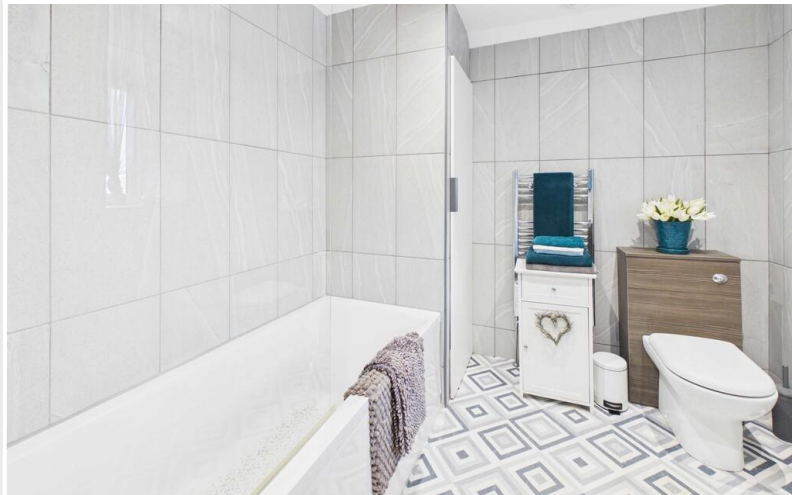
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Bedroom 2



Bathroom

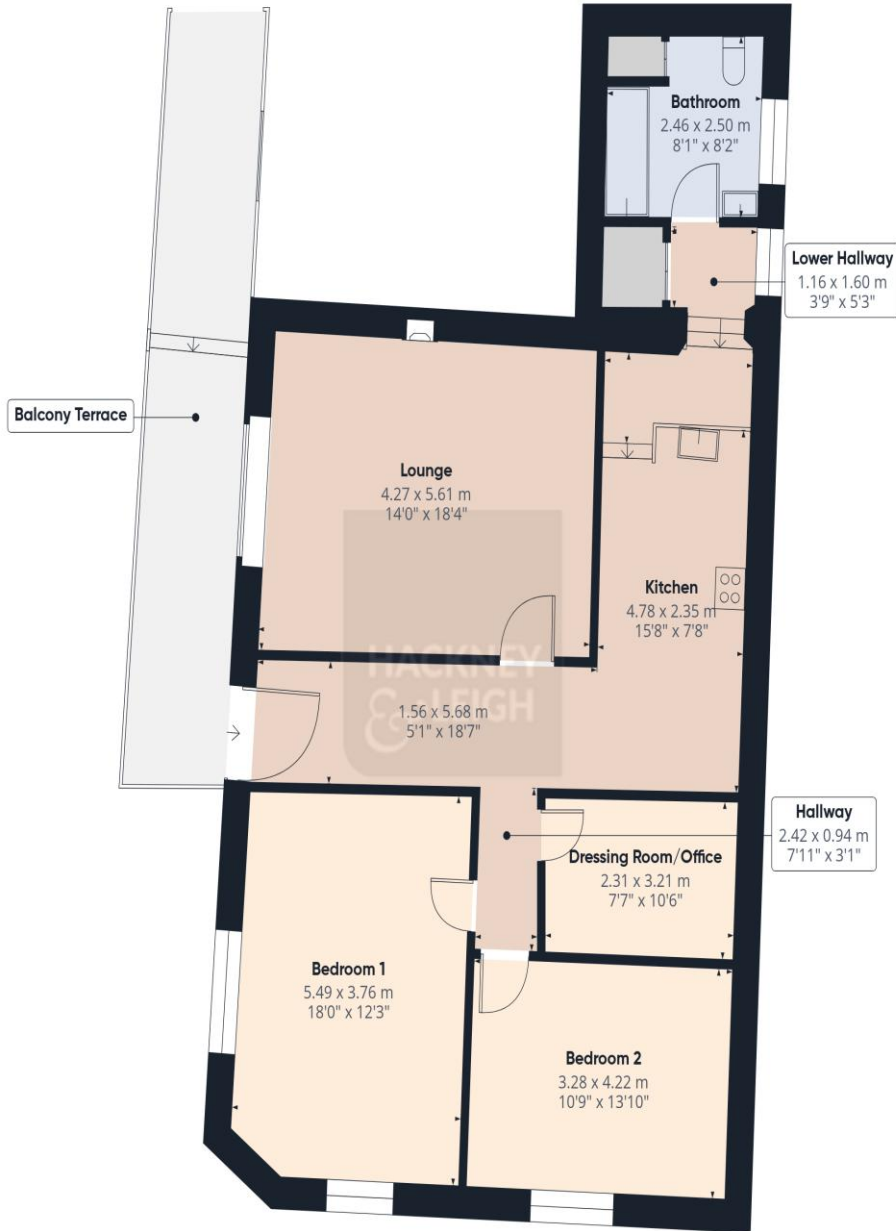


Balcony Terrace



Views to Morecambe Bay





Approximate total area⁽¹⁾

100.5 m²

1082 ft²

Balconies and terraces

15.4 m²

166 ft²

(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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