



Grange-over-Sands

£250,000

4 Riggs Close
Grange-over-Sands
Cumbria
Cumbria
LA11 6SX

Properties in this particular location are always highly sought after. No 4. Riggs Close will be no exception.

This delightful semi-detached bungalow with Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom, Conservatory, Garden, Garage and Parking is ideal for the retired couple or the second home market. Early viewing highly recommended.

Property Ref: G2612





Kitchen



Lounge/Dining Room

Location/Description:- Properties in Riggs Close do not come to the market often and when they do, largely due to the wonderfully convenient location, they usually command lots of interest. No.4 Riggs Close is a delightful semi-detached bungalow which is neatly presented throughout.

Directly opposite the Railway Station and a manageable walk from the wider amenities in the town such as Post Office, Library, Medical Centre, Cafes, Shops and Tea Rooms. The picturesque Edwardian Promenade is just a stones throw away. Grange over Sands is a very popular small seaside town with thriving community and good road links being around a 20 minute car journey from both the M6 Motorway and the base of Lake

Windermere.

To reach the property from the direction of Lindale pass by the Netherwood Hotel and approach the Railway Station on the left hand side. Riggs Close is directly opposite with No. 4 being found shortly on the left.

Accommodation (with approximate measurements)

The covered porch with recessed outdoor store cupboard housing the meters leads to the attractive dark wood effect uPVC with stained glass which opens to:-

Hallway a generously proportioned Hallway with airing cupboard, ample room for hall furniture and doors to:-

Kitchen 8' 2" x 6' 11" (2.49m x 2.11m) a compact but perfectly serviceable kitchen furnished with a good range of white wall and base cabinets. Stainless steel sink unit, electric oven, hob with extractor over and space for under counter fridge and washing machine. Window with pleasant view towards the Railway Station.

Lounge/Dining Room 17' 10" x 11' 10" (5.46m x 3.61m) a spacious lounge with dual aspect including side window and box bay window offering pleasant outlook into Riggs Close. Polished stone fire surround housing the living flame electric fire. Space for small dining table. Glazed external side door.

Bedroom 1 13' 1" x 9' 3" (3.99m x 2.82m) a good sized double bedroom with glazed door leading to:-



Lounge/Dining Room

Conservatory 9' 10" x 8' 5" (3.02m x 2.57m) two steps down into this additional space which enjoys private views into the rear garden.

Bedroom 2 11' 3" x 5' 8" (3.45m x 1.75m) a spacious single bedroom with built in shelving and recessed wardrobe. Side window.

Bathroom with frosted window and white suite comprising low flush WC with concealed cistern, wash hand basin on vanity unit and bath with shower over and folding screen. Complementary tiling and wall mounted mirror.

Outside

Gardens to the front of the property is a manageable area of level grass and a planted rockery along side the pathway to the front door. The rear garden is paved and gravelled for ease and provides a sunny, private low maintenance outdoor area.

Garage 16' 0" x 9' 6" (4.90m x 2.90m) the single garage has an up and over door, power and light.

Services: mains electricity, gas, water (meter) and drainage. Gas central heating to radiators. Boiler fitted Jan 2020.

Tenure: Freehold. Vacant possession upon completion. No upper chain. The property can only be used as a Private Dwelling House.

Note: 4 Riggs Close is situated within Grange Conservation Area.



Bedroom 1

Council Tax: Band C. South Lakeland District Council.

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

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 £675-695 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Riggs Close, Grange-Over-Sands, LA11

Approximate Area = 888 sq ft / 82 sq m (includes garage)

Outbuilding = 5 sq ft / 0.4 sq m

Total = 893 sq ft / 82.4 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 802033

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