



## Grange-over-Sands

**£330,000**

Hilbre  
56 Kirkhead Road  
Grange-over-Sands  
Cumbria  
LA11 7DD

A private, 3 Bedroom Semi Detached Bungalow adjacent to open fields with some excellent views towards Kirkhead Tower and the Lakeland Fells. Gardens to the front and rear and off road parking for 2 cars.

Comprising Entrance Hall, Sitting Room, Kitchen, Utility Room, Dining Room, 3 Double Bedrooms and Bathroom.

Property Ref: G2638





Entrance Hall



Rear Garden



Entrance Hall

**Location:** Situated in a quite residential area Hilbre is approx 400 yards from Kents Bank railway station and the picturesque Edwardian Promenade which provides a scenic, level walk into Grange. The town centre is approximately 2 miles away and boasts amenities such as Medical Centre, Library, Primary School, Post Office, Shops, Cafes & Tea Rooms. Post Cottage is the perfect location to explore The Lake District, the West Coast and The Yorkshire Dales. The popular medieval village of Cartmel with its ancient Priory, Racecourse and the popular Michelin starred L'Enclume restaurant is just 2 miles away.

To reach the property travel from Grange-over-Sands along Kents Bank Road. Travel up Risedale Hill (with the big pink building on the right!) continuing towards the village of Allithwaite until you see a turning on the left hand side into Kirkhead Road. Follow the road and Hilbre is the first property on the left hand side.

**Accommodation (with approximate measurements)**

The wooden double opening doors lead to:-

Entrance Vestibule with single glazed door and side window to:-

Entrance Hall with 3 sets of recessed storage cupboards. Loft hatch. 'Honey' central heating thermostat.

Sitting Room 14' 4" x 13' 10" (4.37m x 4.24m) a good sized room with tiled fireplace and open fire. Coved ceiling, TV & telephone points, Internet access high speed. Pleasant aspect into the front Garden and towards Kirkhead Tower.



Sitting Room

**Bedroom 1** 12' 9" x 11' 10" (3.91m x 3.63m) a double room with pleasant aspect into the front Garden, Kirkhead Tower and glimpses of Morecambe Bay.

**Bedroom 2** 12' 9" x 10' 11" (3.91m x 3.33m) a double room with pedestal wash hand basin, tile splash back, fixed mirror and shaver light. Lovely aspect over open fields to the village of Allithwaite and the Lakeland fells beyond.

**Bedroom 3** 14' 0" x 10' 9" (4.29m x 3.28m) a double room with coved ceiling and lovely outlook into the rear Garden.

**Bathroom** having a 3 piece white suite comprising panelled bath with shower over. Vanity wash hand basin and low flush WC. Part tiled and part shower boarded walls Airing cupboard housing the hot water cylinder and immersion heater.

**Kitchen** 12' 9" x 8' 9" (3.91m x 2.67m) a dual aspect room with fitted wall and base units with matching worktop incorporating the single drainer stainless steel sink unit. Plumbing for dishwasher, space for cooker and fridge, part tiled walls, Drayton central heating controls. Looking into the Garden and over open fields towards Allithwaite.

**Utility Room/Rear Porch** 6' 11" x 6' 0" (2.13m x 1.83m) with double glazed side entrance door. Worktop with cupboard under and space and plumbing for washing machine and tumble dryer over. 'Ideal' central heating boiler.



Bedroom 3



Bathroom



Bedroom 1



Kitchen



Kitchen through to Dining Room

**Dining Room** 13' 11" x 11' 3" (4.26m x 3.43m) a lovely triple aspect room with excellent views over open fields to the Lakeland Fells and pleasing aspect into the Garden. uPVC double glazed French door with side window panel to patio and Garden.

**Outside:**

**Gardens** the front Garden is laid to lawn with flower borders and mature shrubs. The rear Garden is private and surrounded by trees and hedged borders and is mainly laid to lawn with a block paved patio area, ideal for outdoor dining. Small Lotus Linnet ornamental pond. Excellent views over surrounding countryside towards the Lakeland Fells. Garden shed.

**Parking** parking for 2 cars on the driveway.

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

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

**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.



Bedroom 2



Kitchen



Dining Room



Driveway



**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £725 – £775 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Viewing Notes:**



Front Garden

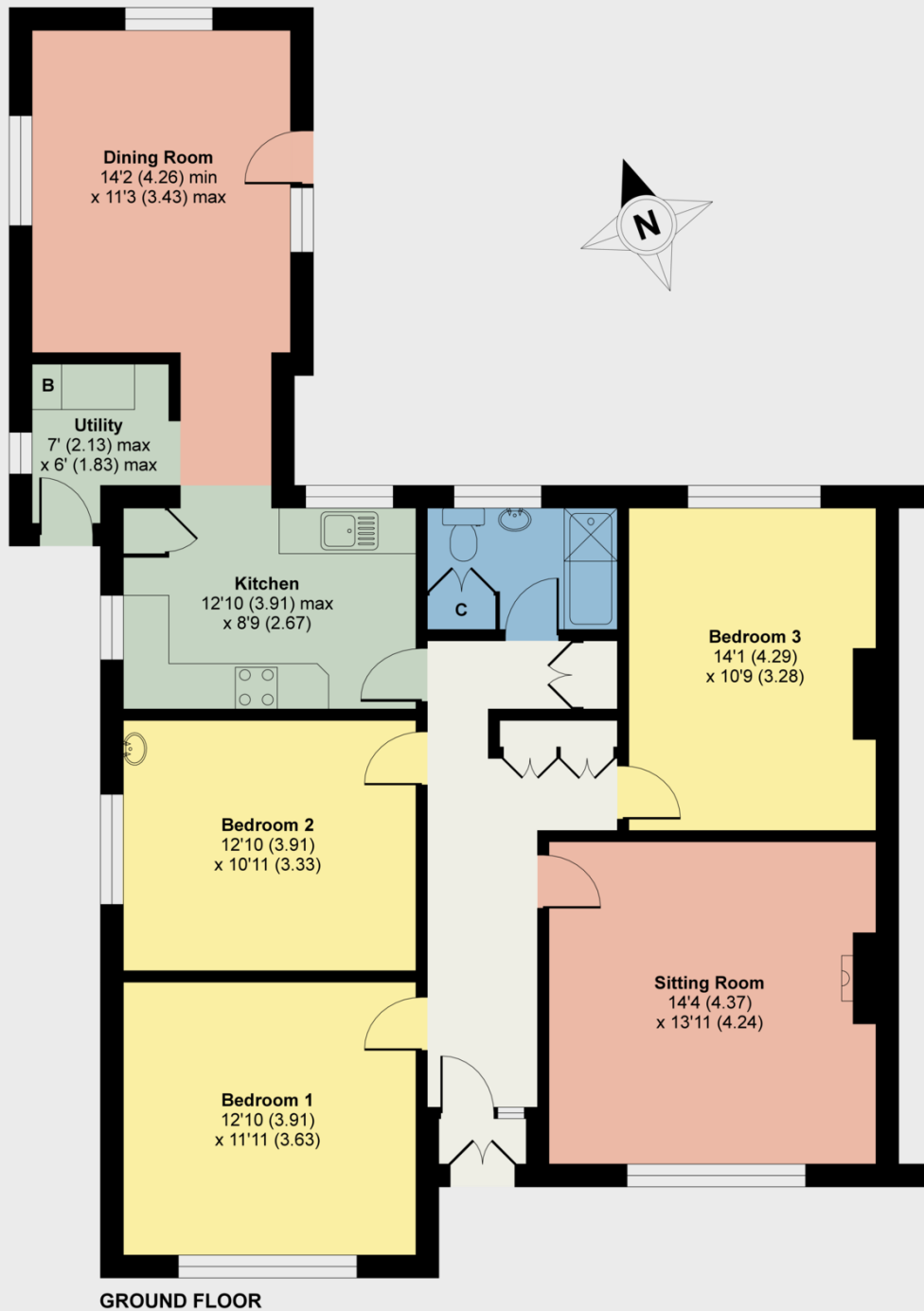


Rear Garden

# Kirkhead Road, Grange-Over-Sands, LA11

Approximate Area = 1237 sq ft / 114.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 840172

A thought from the owners - A light, bright home with an open aspect and lovely views. Delightful, enclosed gardens to the front and rear.

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