

DIRECTIONS

On entering the green turning from the A5093 after the Punch Bowl Inn, proceed over the small bridge and turn immediately left. Continue for a short distance and the entrance to Race Grove can be found on the Left. Upon entering Race Grove, drop down and bear right before finding number 8 on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/tonic.equipping.sample>

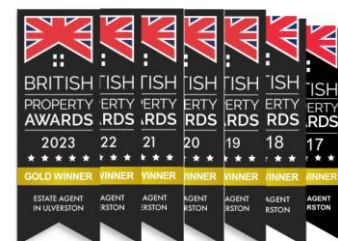
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: C

LOCAL AUTHORITY: Copeland Council

SERVICES: Mains services include electric and water. Drainage we are advised is by way of a sewerage treatment plant.



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GARAGE & PARKING



Estate Agency Act 1979

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8 Race Grove, The Green,
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For more information call **01229 445004**

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Excellent opportunity to purchase a spacious semi-detached home situated in this rarely available location. Offering excellent accommodation which is perfect for a range of buyers including the family purchaser and is positioned within a small cul-de-sac with a pleasant aspect to the rear including over the river. This comfortable home has electric storage heating, double glazing, and stove to the lounge. With attractive gardens to front and rear, good driveway and garage. Comprising of hall, lounge, dining room, kitchen, three bedrooms, bathroom and separate WC. In all an excellent property in a great location offering superb further potential. Early viewing is invited and recommended to appreciate this most comfortable home. The location offers access to the nearby town of Millom and Broughton-in-Furness and is also an excellent base for exploring the Western Lake District National Park.



Accessed through a painted, half glazed wooden front door with matching pattern glass side pane opening into:

ENTRANCE HALL

Inviting entry point with staircase to one side leading to the first floor. Coat hooks to wall, electric night storage heater, light wood grain effect laminate flooring and door to a useful under stairs storage cupboard. Connecting door to lounge and kitchen.

LOUNGE

10' 11" x 12' 0" (3.33m x 3.66m)
Central feature, fireplace with painted fire surround, flagged hearth and recessed wood burning stove. Double glazed window to the front elevation offering a pleasant aspect over the front garden. Engineered style wood flooring, electric storage heater and open access to the adjacent dining room.

DINING ROOM

12' 0" x 10' 11" (3.66m x 3.33m)
Double-glazed window to the rear elevation which offers a lovely aspect over the attractive rear garden and countryside beyond. Storage heater, recessed cupboard, alcove shelving, woodgrain effect vinyl flooring and connecting doors to the kitchen.

KITCHEN

10' 11" x 11' 5" (3.33m x 3.48m)
Fitted with a range of base, wall and drawer units with granite effect work surface incorporating stainless steel sink unit and terracotta shade tiling to splashbacks. Recess and point for electric cooker, recess and plumbing for washing machine and space for fridge freezer.

Window that looks down to the rear garden and uPVC double glazed door with pattern glass upper opens to the side of the house.

FIRST FLOOR LANDING

Turn on the three-quarter landing and double-glazed window. Storage heater, access to loft and doors to the bedroom's, bathroom and separate toilet. Further set of double doors open to the airing cupboard which has a large factory insulated hot water tank and shelf space for linen.

BEDROOM

12' 2" x 12' 0" (3.71m x 3.66m)
Double-glazed window to the front elevation offering a pleasant aspect beyond the neighbouring properties to the surrounding countryside. Double room with electric light, power, electric panel heater, coving to ceiling and door to cupboard with hanging rail and shelf.

BEDROOM

12' 0" x 9' 4" (3.66m x 2.84m)
Double room to the rear of the property offering a lovely aspect over the rear garden and countryside beyond with glimpses of the stream that runs close to the bottom of the garden. Built-in double wardrobe, electric light and power.

BEDROOM

7' 11" x 11' 5" (2.41m x 3.48m) widest points
Good single room with double glazed window to the front again offering a present aspect. Electric light, power and large cupboard over the stairs.



WC

3' 0" x 6' 5" (0.91m x 1.96m)
Tiling to walls and vinyl flooring, WC with push button flush, wall mounted wash basin and double-glazed patterned glass window.

BATHROOM

6' 0" x 6' 5" (1.83m x 1.96m)
Fitted with a two piece suite in white comprising of panelled bath with mixer tap shower over, fitted shower rail and pedestal wash hand basin. Full tiling to walls, vinyl flooring, eclectic fan heater and double-glazed window.

EXTERIOR

To the front of the property is a tarmac driveway in front of the garage. The front garden is very well presented with lawn and borders that are stocked with a variety of shrubs and bushes around the perimeter. A path leads to the front door and there is gated access to the side between the house and garage to an area ideal for bins etc which also gives access to the garage side door. In addition is an outside store and further gated access to the rear garden.

The rear garden is a further attractive area of this lovely property with lawn area and borders having a wide variety of shrubs and bushes.

GARAGE

5' 0" x 2' 75" (1.52m x 2.51m)
Block-built garage with up and over door. Housing electric meter, circuit breaker control and there is a window to the rear elevation, electric light, power and personal door to the side.

