



Grange-over-Sands

£315,000

Reflections, 14 Cat Tree Road, Grange-over-Sands, Cumbria, LA11 7EB

A 2 Bedroom, detached Bungalow in a highly desirable residential area of Grange over Sands with outstanding bay views. Now in need of a program of works to bring it up to todays modern standards but with the location and view we expect this property to command lots of interest.

Comprising, Conservatory Style Entrance, Hallway, Dining Kitchen Utility Porch, Lounge, Sunroom, 2 Double Bedrooms, Garage, Parking and Gardens.

Quick Overview

Detached Bungalow, 2 Double Bedrooms
 2 Receptions & 1 Bathroom
 Highly desirable location
 Peaceful, residential area
 Stunning Bay Views
 Front and Rear Gardens
 Opportunities to improve
 Parking, Single Garage & Undercroft
 Many walks from the doorstep
 Superfast Broadband speed 66mbps available*



2



1



1



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66 Mbps



Garage and
Parking

Property Reference: G2738



Lounge



Sunroom



Dining Kitchen



Bedroom 1

Description Reflections, is a spacious, detached bungalow with generously proportioned rooms and lots of scope for improvement. If you are looking for a home with good dimensions, excellent location, fabulous views and an opportunity to put your own stamp on then this could be the one for you. The possibilities here are exciting.

The Conservatory Entrance Porch leads to the Main Hallway and also has an access door to the single Garage (with power and light) and a door to the covered side entrance. The Entrance Vestibule leads into the Hallway which is 'L' shaped with some useful storage cupboards and a loft hatch. (The loft has a pull down ladder and is boarded) The lounge is a good sized room with open fire and original tiled fire surround - this room is dominated by the wonderful views towards Morecambe Bay. From the lounge is a sun-room which is also perfectly placed to enjoy further superb views. The kitchen is spacious with pleasing rear views and original kitchen cabinets! Off the kitchen is the useful Utility Porch with external side door.

Bedroom 1 enjoys superb bay views to the front and Bedroom 2 has a side window. The bathroom is fitted with a four piece suite comprising shower enclosure, wash hand basin, low flush WC and bidet.

Outside are good sized front and rear gardens, both with lawned areas, mature shrubs, plants and fruit trees - although a little overgrown at the moment the space is apparent.

Location Cat Tree Road is a very desirable address in Grange over Sands for a number of reasons, convenient location for town yet in a peaceful and quiet residential area - also most properties here have 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 - part of the reason Grange enjoys such pleasing reputation.

Accommodation (with approximate measurements)

Conservatory Style Porch

Vestibule

Hallway

Lounge 17' 10" x 12' 4" (5.44m x 3.76m)

Sun-Room 12' 0" x 5' 10" (3.66m x 1.8m)

Dining Kitchen 15' 6" x 13' 10" max & 10'4" min (4.72m x 4.24m max & 3.16 min)

Utility Porch 8' 5" x 3' 8" (2.58m x 1.12m)

Bedroom 1 13' 10" x 12' 0" (4.22m x 3.66m)

Bedroom 2 12' 10" x 11' 11" (3.91m x 3.63m)

Bathroom

Garage 17' 0" x 9' 11" (5.18m x 3.02m)

Undercroft

Services: Mains electricity, water and drainage. Night storage heaters

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 7.2.23 not verified.

Council Tax Band E. South Lakeland District Council.

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

What3words <https://what3words.com/bolt.butlers.teams>

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £775 - £800 per calendar month once remedial works and modernisation have been undertaken. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Bathroom



Rear Garden

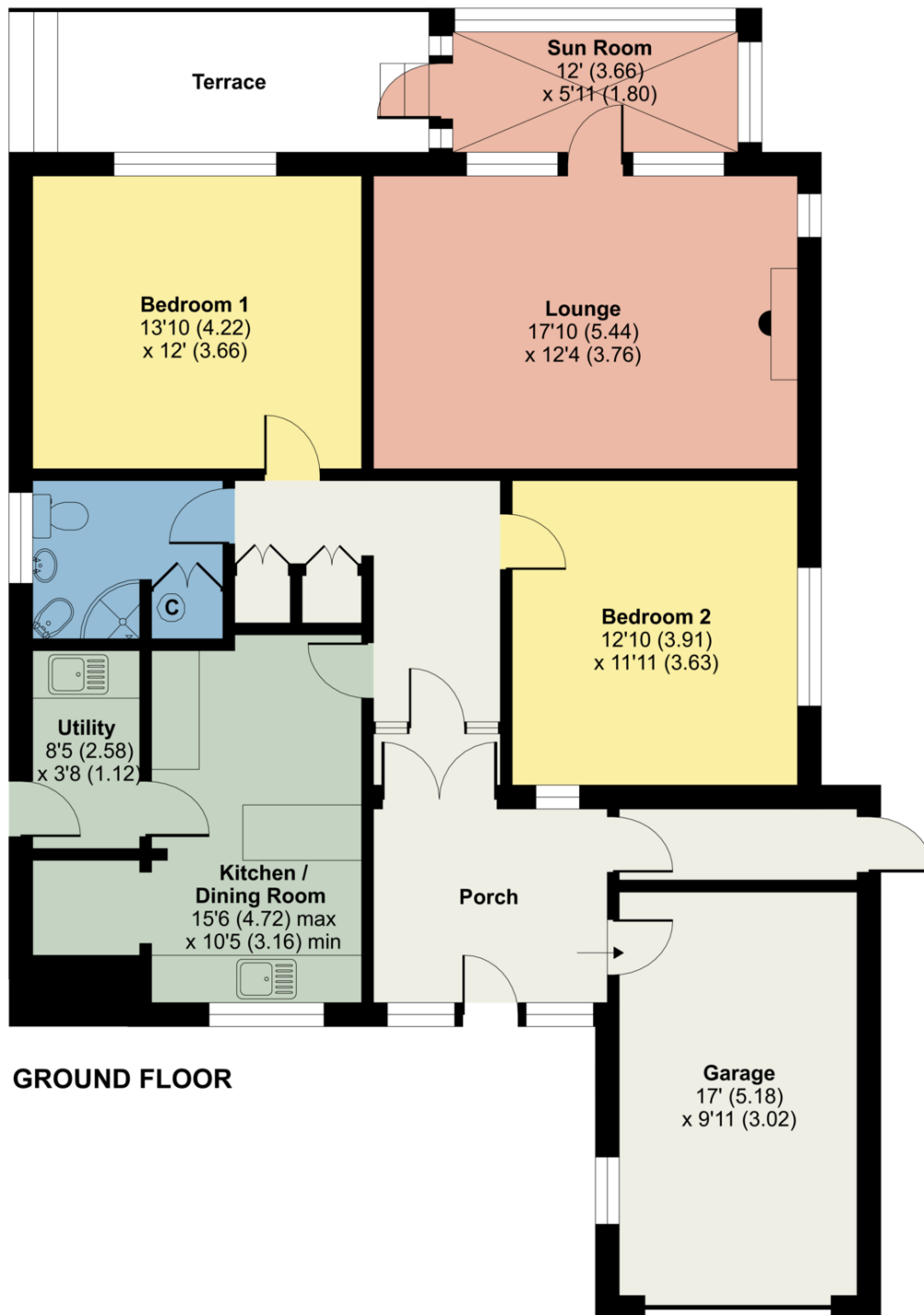


External

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Approximate Area = 1314 sq ft / 122 sq m (includes garage)

For identification only - Not to scale



A thought from the owners – No through traffic means it is an extremely quiet location with friendly, supportive neighbours.

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