



Grange-over-Sands

£395,000

Eildon, Highfield Road, Grange-over-Sands, Cumbria, LA11 7JB

Super, detached, 3 Double Bedroom split level bungalow with wonderful bay views in a sought after, quiet, residential location with generous garden and ample parking.

Comprising Vesitbule, Hallway, WC/Cloaks, Lounge, Dining Room, Kitchen, 3 Double Bedrooms and Bathroom. Early viewing highly recommended.

Quick Overview

Detached - 3 Double Bedrooms

2 Receptions - 1 Bathroom

Edge of town location

Super Bay Views

No upper chain

Generous outdoor space

Convenient location for amenities and School

Neatly presented

Parking and Garage

Superfast Broadband speed 72 mbps available*



3



2



2



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72 Mbps



Parking and
Garage

Property Reference: G2759



WC/Cloaks



Bedroom 1



Bedroom



Bathroom

Description Eildon is certainly a lovely property with many pluses. This super split level bungalow is spacious internally and externally, is sunny and bright, enjoys wonderful views and an enviable location! This property has been owned by the same family since 1982 and is well presented, however, it does offer the opportunity for a little updating if required. Although perfectly serviceable - today's modern buyers may prefer a more contemporary look.

The overall layout is good with bedrooms to one half and living areas to the other - making the absolute most of the wonderful view.

The front door opens into the Entrance Vestibule with door to the main Hallway. The Hallway goes off to the right with doors to the Bedrooms, Bathroom and WC/Cloaks. All the Bedrooms are doubles with built in wardrobes and Bedroom 1 enjoys a lovely view towards Morecambe Bay. There is a 4 piece Bathroom with WC, wash hand basin, bath and shower and separate WC/Cloakroom.

From the Hallway 5 steps lead up in to the Lounge. A splendid room of extremely generous proportions with dual aspect and stunning views towards Morecambe Bay and beyond! From here a door leads to the formal Dining Room and then to the Kitchen which is light and bright and fitted with a range of wooden wall and base cabinets incorporating the stainless steel sink. Space for cooker, washing machine and fridge. There is an external door which leads to the rear garden.

Outside there is a Single Garage beneath the Bathroom with metal up and over door, power, light and tap. Externally the Gardens extend to three sides, with the front garden being a good size with a slightly sloping lawn, mature shrubs and a productive apple tree, sunny paved patio and Green House. The rear catches the evening sun and has further lawn and paved patio, mainly enclosed by an attractive, mature hedge, giving a good degree of privacy. For the garden lover and green fingered the external space with this property offers as much potential as the internal! There is currently parking for 3 cars, although with little work this could be increased.

Location Eildon enjoys a peaceful and convenient location with just a short walk either into the town or up to the Primary School. The friendly, seaside town of Grange over Sands has many amenities such as Medical Centre, Railway Station, Library, Post Office, Cafes, Shops and Tearooms and the picturesque Edwardian mile long Promenade and Ornamental Gardens within easy reach.

To reach the property continue up Main Street turning right at the clock-tower mini roundabout, follow the one way system to the cross roads and travel straight across onto Grange Fell Road. Take the 2nd left into Highfield Road and after approx 300 yards, bear left into Murrell Hill and Eildon is immediately on the right.

Accommodation (with approximate measurements)

Vestibule

Hallway

WC/Cloaks

Bedroom 1 14' 6" x 9' 10" (4.42m x 3m)

Bedroom 2 12' 2" x 7' 10" (3.71m x 2.39m)



Bedroom 1



Bedroom 2



Bathroom

Bedroom 3 9' 11" x 9' 3" (3.02m x 2.82m)

Bathroom

Lounge 19' 7" x 17' 10" (5.97m x 5.44m)

Dining Room 10' 11" x 9' 11" (3.33m x 3.02m)

Kitchen 10' 11" x 7' 6" (3.33m x 2.29m)

Garage 14' 8" x 8' 8" (4.47m x 2.64m)

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

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

*Checked on <https://checker.ofcom.org.uk/> 13.3.23 not verified

Council Tax: Band E. South Lakeland District Council.

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

What3words <https://what3words.com/truffles.investors.groomed>

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 £875-£900 per calendar month with a little up-dating. For further information and our terms and conditions please contact our Grange Office.



Lounge



Dining Room



Kitchen



Lounge



Kitchen



View from Lounge



Garden

Request a Viewing Online or Call 015395 32301

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Viewings available 7 days a week including evenings with our dedicated viewing team
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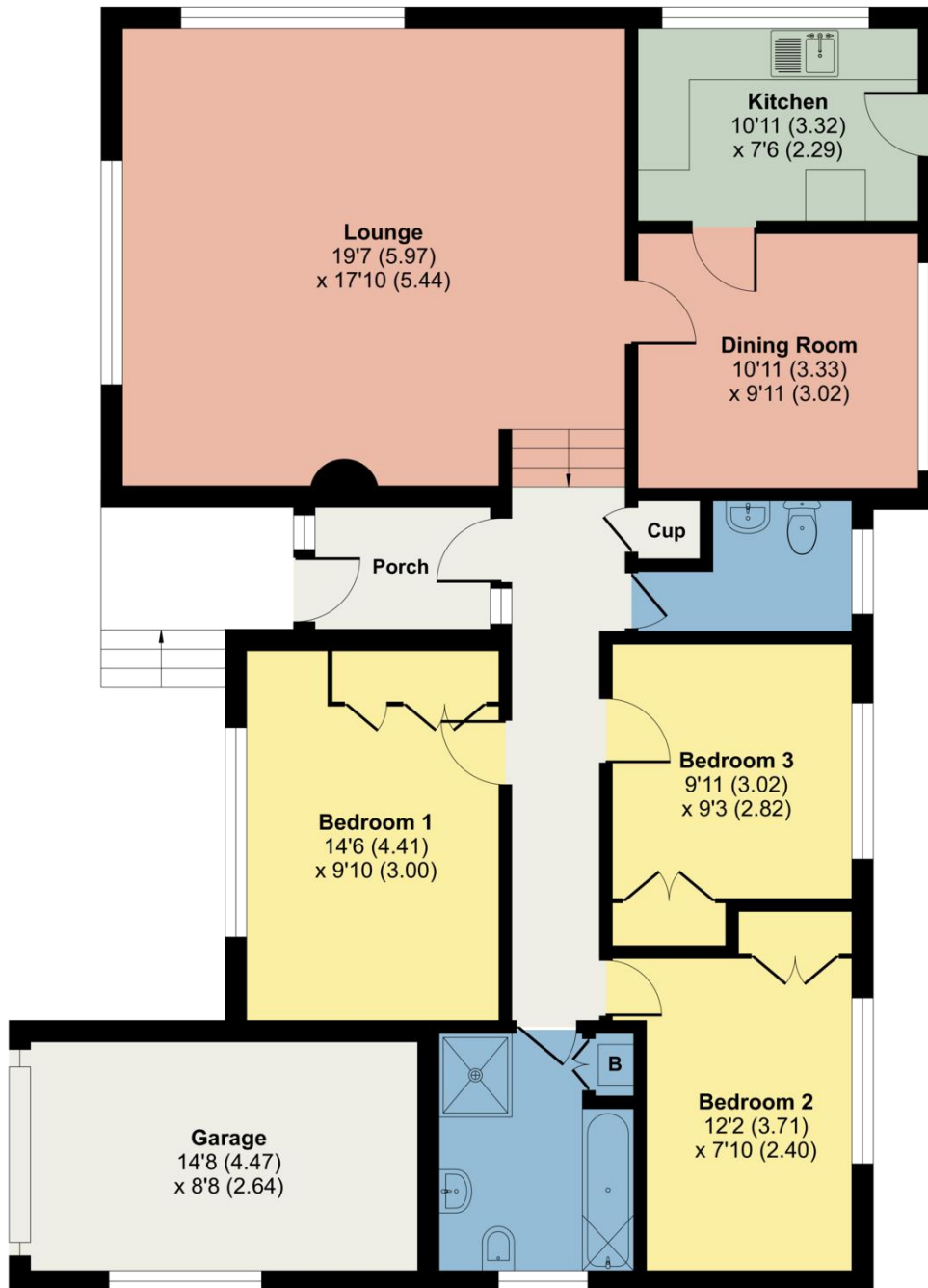
Highfield Road, Grange-Over-Sands, LA11

Approximate Area = 1184 sq ft / 109.9 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1318 sq ft / 122.3 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). © n/checom 2023. Produced for Hackney & Leigh. REF: 956673

A thought from the owners...

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