



## Grange-over-Sands Offers in the region of £230,000

2 Albert Road, Grange-over-Sands, Cumbria, LA11 7EZ

An excellent, mid terraced, 3 Bedroom property with scope to improve if desired. Conveniently located for town with a lovely aspect to the rear.

Comprising Dining Kitchen, Sitting Room, Conservatory, 3 Bedrooms, Shower Room, Sunny Patio and Front Forecourt Garden and Parking for 1 car. Early viewing highly recommended.

### Quick Overview

- Mid Terrace - 3 Bedrooms
- 1 Reception - 1 Shower Room
- Town Centre Location
- Lovely rear outlook
- South Facing Patio
- Very Convenient Location
- Opportunities to update if required
- Conservatory
- Parking for 1 car
- Superfast Broadband speed 80mbps available\*



3



1



2



D



80 Mbps



Parking for 1 car

Property Reference: G2780



Sitting Room



Dining Kitchen



Conservatory



Bedroom 1

**Description** 2 Albert Road is a super property. Incredibly convenient for town with a south facing attractive aspect to the rear. The property is spacious and light and perfectly functional as is with double glazed windows and gas central heating, but new owners may wish to update the Kitchen and Bathroom maybe. This property will appeal primarily to a young couple or a small family we imagine but the location will make it very attractive to an older person hoping for easy, level access in to town. this will make a great home. We are advised by the owners that the energy costs for this property are very affordable even in the current market. It is a warm property, benefitting from being the middle one of three and having the south facing aspect.

The dark wood effect uPVC door opens into the Kitchen which is spacious and can accommodate a breakfast table. The units are perfectly serviceable although a new buyer may wish to update. Electric oven, gas hob, space for fridge freezer and plumbing for washing machine and dishwasher. The multi-pane glazed doors leads into the Sitting Room. The Sitting Room is spacious with generous under stairs storage cupboard, coved ceiling and electric living flame fire in a cream painted surround. The stairs lead to the first floor and glazed doors to the Conservatory. The Conservatory is an excellent addition and makes the absolute most of the sunshine being south facing and with a most pleasing and enviable aspect to the Church and pretty grounds.

Upstairs are 3 Bedrooms - A double to the front and rear - the rear enjoys those lovely views - even a small glimpse of the bay between roof tops! A single or office to the rear with with a similar charming aspect. The Bathroom comprises a coloured WC and pedestal wash hand basin but has a modern, double, walk-in shower enclosure.

Outside: To the front is a small forecourt with plantings and 1 private parking space. To the rear is a delightful, south facing paved patio which is quite private and has the super outlook.

**Location:** Albert Road occupies an enviable position which is just a hop, skip and a jump from the town centre yet enjoys a private, tucked away feeling so has the best of both worlds.

Grange over Sands is a popular, small, Edwardian seaside town with amenities such as Medical Centre, Library, Post Office, Railway Station, Primary School, Shops, Cafes/Tea Rooms and of course the mile long, level, picturesque Promenade, Ornamental Gardens and Band Stand.

To reach the property proceed up Main Street turning right at the mini roundabout into the one way system. At the crossroads turn left into Kents Bank Road and the first left into Albert Road. No. 2 can be found towards the end of the

cul-de-sac on the right hand side.

**Accommodation (with approximate measurements)**

**Kitchen** 14' 8" x 8' 4" (4.47m x 2.54m)

**Sitting Room** 14' 8" x 13' 5" (4.47m x 4.09m)

**Conservatory** 11' 8" x 8' 0" (3.56m x 2.44m)

**Bedroom 1** 11' 5" x 7' 10" (3.49m x 2.39m)

**Bedroom 2** 10' 5" x 7' 10" (3.20m x 2.40m)

**Bedroom 3** 8' 8" x 6' 6" (2.64m x 1.99m)

**Shower Room**

**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/> 24.4.23 not verified

**Council Tax:** Band C. Westmorland and Furness Council.

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

**What3words:** <https://what3words.com/dolly.dated.flipping>

**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 - £700 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom



Bathroom



Patio

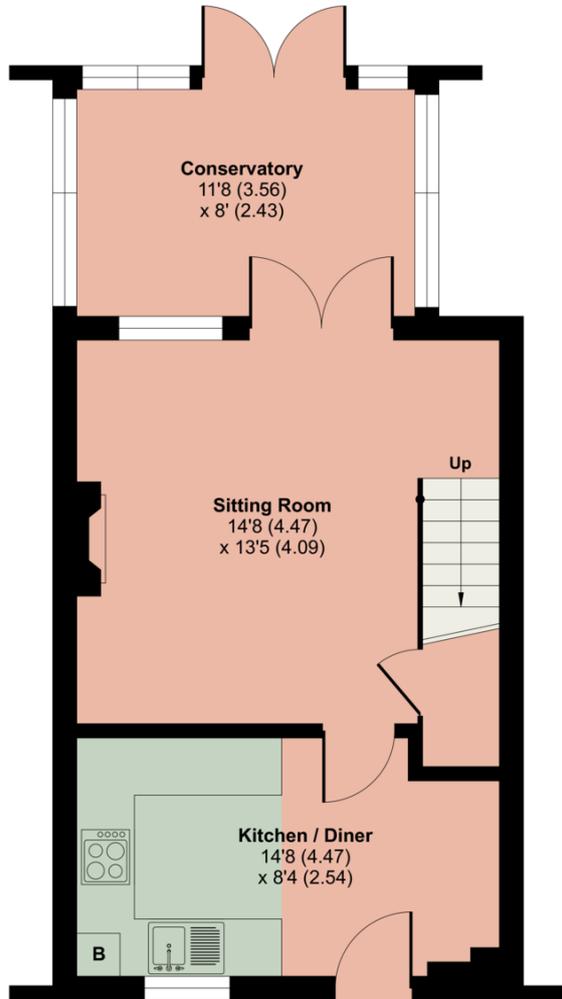


Patio

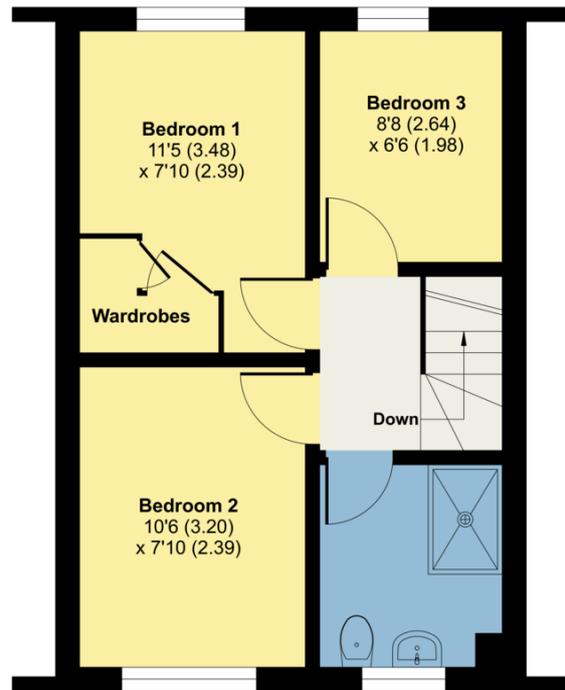
# Albert Road, Grange-Over-Sands, LA11

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 977349

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