



Grayrigg Cottage Kents Bank Road, Grange-Over-Sands
£450,000



Grayrigg Cottage Kents Bank Road

Grange-over-Sands.

A well proportioned Detached cottage tucked away in a pleasant position. Situated within the coastal town of Grange-over-Sands being conveniently placed for all the local amenities including public transport services, post office, shops, GP, bank, church and cafes to name a few. Grange is within easy reach of the historic village of Cartmel, the Lake District National Park and M6 Motorway via the A590 at Lindale.

This well presented accommodation briefly comprises porch, sitting room, kitchen and utility room to the ground floor. The first floor has two bedrooms, with one currently being used as a second sitting room, and a family bathroom. The second floor which has two bedrooms with one having its own cloakroom . The property has double glazing to the most part and has gas central heating.

Outside offers delightful gardens with driveway parking for two vehicles and off road parking for one vehicle.

GROUND FLOOR

PORCH

6' 11" x 5' 1" (2.12m x 1.56m)

Both max. Double glazed door, double glazed window.

SITTING ROOM

16' 1" x 15' 11" (4.9m x 4.85m)

Both max. Two double glazed windows, single glazed window, radiator, living flame gas fire to feature fireplace.

KITCHEN

16' 6" x 11' 7" (5.03m x 3.54m)

Both max. Double glazed French doors, double glazed window, good range of base and wall units, sink, built in oven, gas hob with extractor hood over, integrated fridge, gas combination boiler.

UTILITY ROOM

6' 9" x 6' 2" (2.07m x 1.88m)

Both max. Double glazed window, radiator, stainless steel sink, plumbing for washer and dryer, space for freezer.





FIRST FLOOR

LANDING

16' 10" x 5' 3" (5.12m x 1.6m)

Both max. Two single glazed windows.

BEDROOM

19' 4" x 11' 7" (5.89m x 3.52m)

Both max. Single glazed window, radiator.

BEDROOM

10' 2" x 9' 7" (3.1m x 2.91m)

Both max. Single glazed window, radiator.

BATHROOM

10' 2" x 6' 10" (3.09m x 2.09m)

Both max. Single glazed window, radiator, three piece suite comprises W.C. wash hand basin and corner bath with electric shower over, built in airing cupboard housing radiator, partial tiling to walls, tiled flooring.

SECOND FLOOR

LANDING

9' 5" x 3' 1" (2.88m x 0.93m)

Both max. Double glazed roof light window.

BEDROOM

15' 10" x 13' 4" (4.83m x 4.06m)

Both max. Two double glazed windows, two radiators.

BEDROOM

15' 10" x 11' 1" (4.82m x 3.39m)

Both max. Two double glazed windows, two radiators.

EN-SUITE CLOAKROOM

6' 0" x 3' 3" (1.84m x 0.98m)

Both max. W.C. and wash hand basin.





OUTSIDE

The front of the house offers a well presented lawn and a driveway. The enclosed rear garden includes a paved patio, decorative gravelled area and lawn. There is additional off road parking for one vehicle.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

EPC Rating F

COUNCIL TAX: BAND D

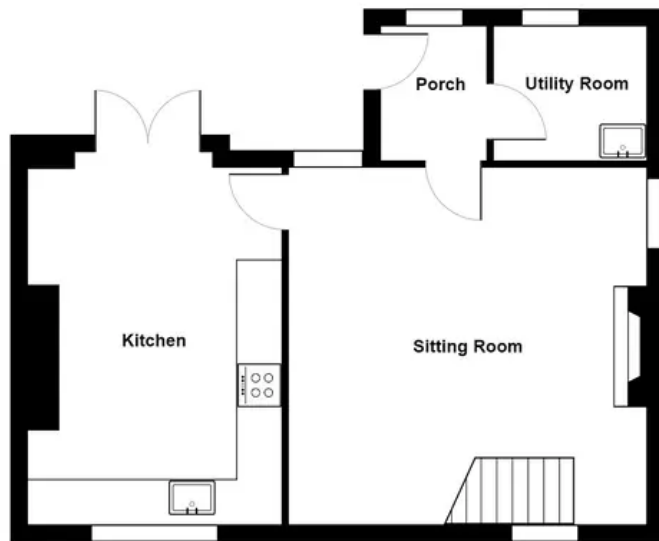
TENURE: FREEHOLD

DIRECTIONS

From our Grange office proceed down Main Street and turn left on to Kents Bank Road. Continue along Kents Bank Road and Grayrigge Cottage is located on the right just after the turning for Cross Street behind Grayrigg Court.

WHAT3WORDS: bugs.chips.appraised.



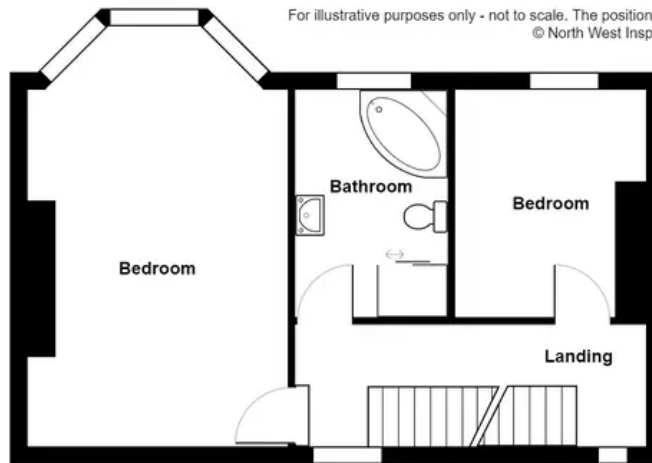


Ground Floor

Grayrigg Cottage, Kents Bank Road, Grange-over-Sands

Total Area: 130.7 m² ... 1407 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



First Floor



Second Floor



THW Estate Agents

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