



Grange-over-Sands

£320,000

Hollingarh, 5 Highfield Road, Grange-over-Sands,
Cumbria, LA11 7JA

A lovely, link-detached, true bungalow in a very convenient and sought after location with some pleasing bay views, pretty gardens and generously sized rooms.

Comprising Hallway with Cloakroom off, Lounge, Kitchen, Utility Porch, 2 Double Bedrooms, Shower Room, Garage, Undercroft, Parking and Gardens. Early viewing is highly recommended.

Quick Overview

Link Detached - 2 Bedrooms
 Large Lounge - 1 Shower Room
 Quiet residential location
 Some pleasing bay views
 Extensive undercroft
 Pretty, good sized Gardens
 Short walk to town centre
 Neatly presented
 Parking and Garage
 Superfast Broadband speed 65mbps available*



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65 Mbps



Garage and
Parking

Property Reference: G2797



Lounge



Kitchen



Bedroom 1



Bedroom 2

Description Hollingarth is a spacious, 2 Double Bedroom Link Detached true Bungalow - even the single step at the front door has been replaced with a ramp so this property really is an ideal find especially for anyone with mobility difficulties or even those looking to future-proof with the potential challenges of advancing years in mind!

The property is neatly presented throughout with well proportioned sunny rooms some pleasing bay views from the Lounge and lovely well established gardens. Some work may need to be undertaken to bring the property up to modern standards, but the Kitchen and Shower Room are in good condition and really don't need any attention unless you specifically choose to update.

The spacious 'L' shaped Hallway has a high level window to the rear, useful double cloaks cupboard and doors to all rooms. There is a loft hatch to the fully insulated loft which is not boarded but could easily be if necessary - although with the under-croft, storage is certainly not lacking. The Cloakroom has a white wash hand basin, WC and frosted window.

The Lounge is a super full depth room and is sunny and bright with triple aspect. There is a charming bay view from the side window and partial from the rear. The focal point is the light wood fire surround which houses the gas fire. The Kitchen is a good size and furnished with a good range of cream shaker style wall and base units with wood effect work-surface and 1½ bowl single drainer sink unit. The stainless steel range cooker with electric ovens and 5 burner gas hob is included in the sale as are the integrated dishwasher and fridge freezer. Wood effect laminate flooring and the half glazed uPVC door leads into the useful Rear Utility Porch with is light and bright and gives ample space for washing machine, tumble dryer and side entrance door.

Both Bedrooms are double with dual aspects, one with recessed built in wardrobes and another with glimpses of Morecambe Bay. The Shower Room has tiled walls with uPVC boarded ceiling and recessed ceiling spot lights, The suite comprises walk in shower, WC and wash hand basin inset to a vanity unit

Outside there is a single garage with power, light and water. Extensive under-croft with power and light and wall mounted gas central heating boiler. This space is excellent, dry storage (with some limited head height). The gardens to the front and rear are charming! It is fairly clear that the previous owner was a very keen gardener! The front is fairly low maintenance with a paved sunny seating area and rockery style planting which is very well established and colourful. The rear garden is private and has a wonderful variety of colourful mature plants and shrubs - in fact some of the largest poppies, roses and clematis flowers we have ever seen which provide a profusion of colour. The garden has been very much enjoyed over the years and the new owner will reap the rewards! There are also 2 vegetable beds which appear to be very productive.



Lounge



View from Lounge



Shower Room



Garage



Front Garden



External

Location Hollingarh, 5 Highfield Road enjoys a quiet location on a sought after residential road in Grange over Sands, just a short walk (up-hill) from the many amenities on offer, which include Post Office, Library, Shops, Cafes and Tea Rooms which can be found in the centre of the town with the Medical Centre, Primary School and Railway Station also being within very easy reach. The Edwardian, mile long, picturesque Promenade, well know Duck Pond, Bandstand and Ornamental Gardens are all delightful and within walking distance.

To reach the property continue up Main Street turning right at the clock-tower mini roundabout, follow the short one way street to the cross roads and travel straight across onto Grange Fell Road. Take the 2nd left into Highfield Road and Hollingarh can be found shortly on the left hand side.

Accommodation (with approximate measurements)

Hallway

Cloakroom

Lounge 24' 4" into bay x 12' 11" (7.44m into bay x 3.94m)

Kitchen 12' 7" x 9' 10" (3.84m x 3m)

Utility Porch 7' 8" x 7' 6" (2.34m x 2.29m)

Bedroom 1 14' 11" x 9' 10" (4.55m x 3m)

Bedroom 2 11' 7" x 11' 0" plus wardrobes (3.53m x 3.35m plus wardrobes)

Shower Room

Under-croft 21' 11" x 13' 0" (6.69m x 3.97m)

Garage 31' 5" max x 22' 4" (9.6m max x 6.81m)

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/> 05.06.23 not verified

Note: This property may only be used as a Private Dwelling House. Holiday Letting is not permitted.

Council Tax: Band D. Westmorland and Furness Council

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

What3words: <https://what3words.com/storage.bride.incisions>

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 £750 - £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Kitchen



Rear Garden



Rear Garden



Request a Viewing Online or Call 015395 32301

Meet the Team

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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 = 1204 sq ft / 111.8 sq m (includes garage)

Outbuilding = 412 sq ft / 38.2 sq m

Limited Use Area(s) = 292 sq ft / 27.1 sq m

Total = 1908 sq ft / 177.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Hackney & Leigh. REF: 991160

A thought from the owners – Super, warm ‘vibe’ to this bright and airy home with beautiful gardens, views and great neighbourhood.

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Request a Viewing Online or Call 015395 32301