



22 Berners Close, Grange-over-Sands

£230,000 Leasehold



Your Local Estate Agents **Thomson Hayton Winkley**



## 22 Berners Close

GRANGE-OVER-SANDS, Grange-Over-Sands

22 Berners Close is a fantastic apartment situated on the first floor of this purpose built development with glimpses to Morecambe Bay and being convenient for the town and promenade. The coastal town of Grange-over-Sands is within walking distance with the facilities including shops, banks, post office, doctors surgery and railway station along with good road links to the M6 and Lake District National Park.

The well proportioned apartment is immaculately presented with modern fixtures throughout and briefly comprises private entrance hall, dual aspect sitting room, dining kitchen, master bedroom with fitted wardrobes and en suite shower room, further double bedroom and house bathroom.

Externally there is an allocated parking space and ample visitors parking and the development has delightful well maintained communal areas.

The apartment has double glazing, gas central heating and is serviced by a lift and would be suitable for a wide range of purchasers including those looking for a permanent home, retirement or lock and leave.

### ENTRANCE HALL

18' 7" x 6' 4" (5.66m x 1.92m)

Entrance door, radiator, door entry phone, telephone point, built in cloaks cupboard housing the gas central heating boiler, coving.

### SITTING ROOM

14' 6" x 12' 6" (4.43m x 3.82m)

Two double glazed window, radiator, electric fire, television point.

### DINING KITCHEN

17' 10" x 9' 9" (5.43m x 2.97m)

Two double glazed windows, radiator, excellent range of base and wall units, stainless steel sink, electric oven, electric hob with extractor over, integrated dishwasher, plumbing for a washing machine, integrated fridge and freezer, pelmet lights, tiled splash backs, telephone point.





### MASTER BEDROOM

12' 6" x 9' 8" (3.82m x 2.94m)

Double glazed window, radiator, two built in wardrobes, telephone point, television point, coving.

### EN SUITE

7' 0" x 5' 10" (2.13m x 1.78m)

Double glazed window, towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and shower cubicle with thermostatic shower, part tiled walls, extractor fan.

### BEDROOM

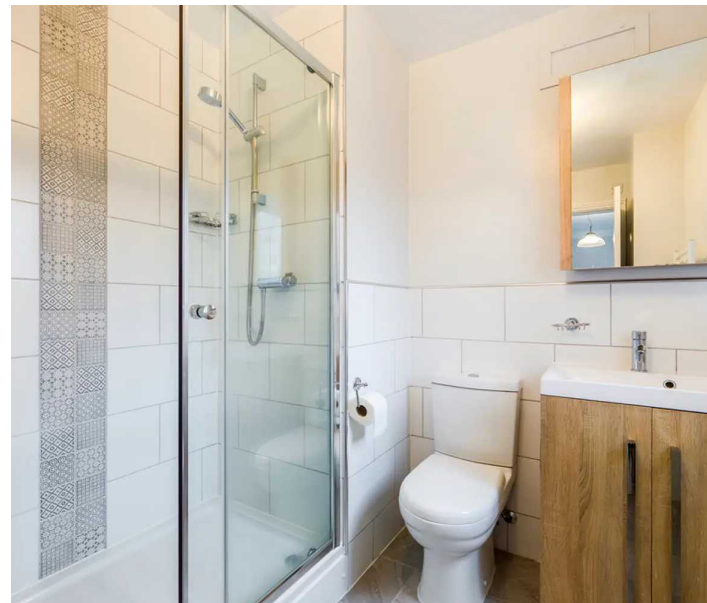
9' 9" x 5' 10" (2.97m x 1.78m)

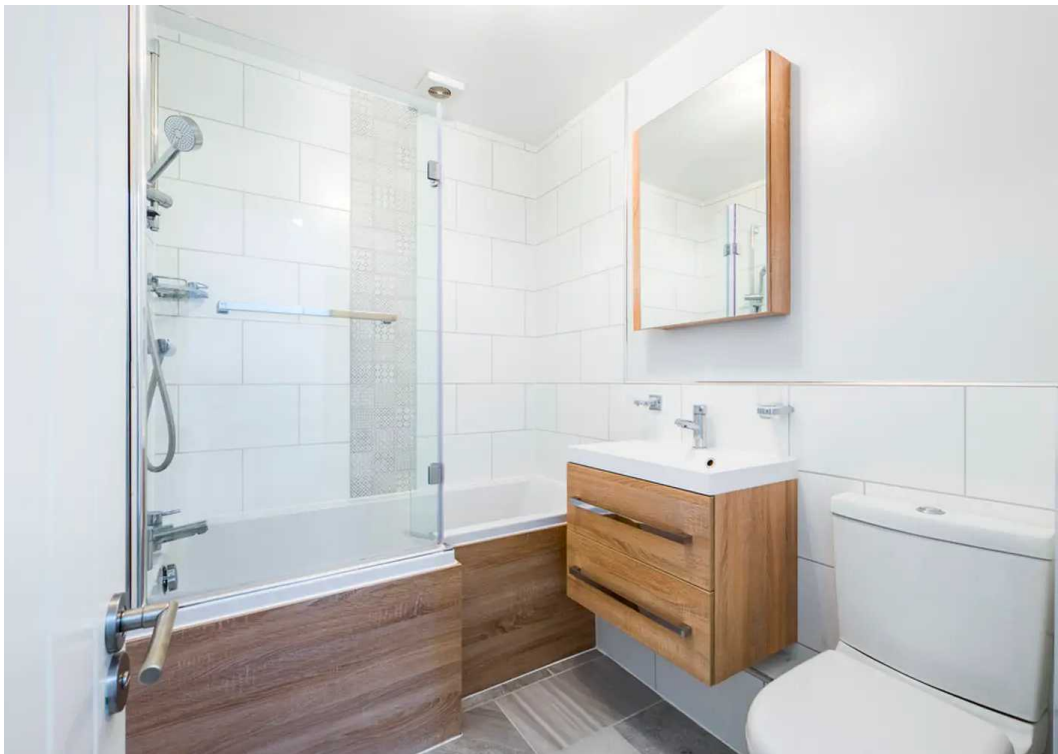
Double glazed window, radiator, coving.

### BATHROOM

7' 4" x 5' 6" (2.23m x 1.67m)

Three piece suite in white comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, part tiled walls, towel radiator, extractor fan.





## YARD

There is small shared patio areas

## Allocated Parking

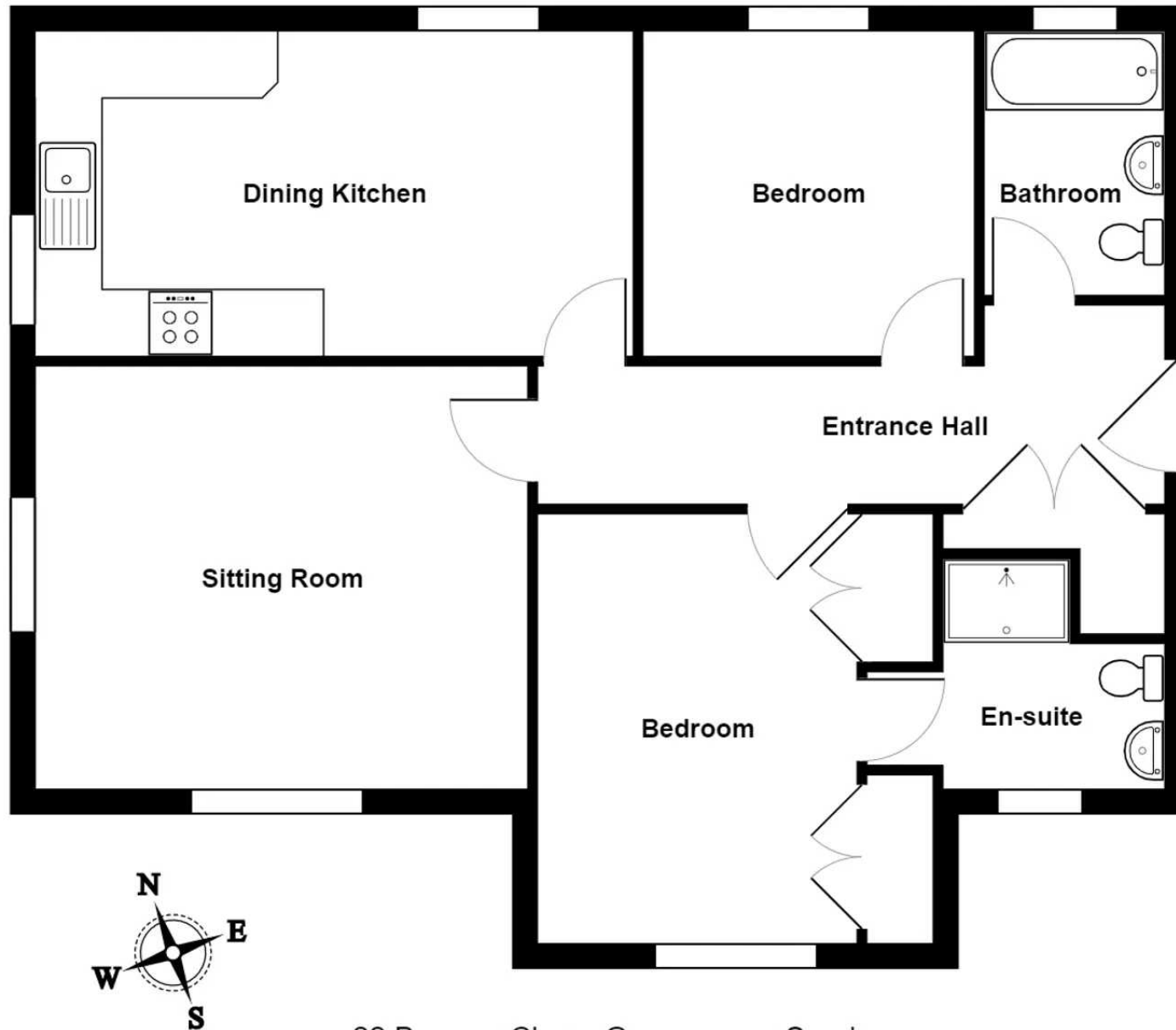
2 Parking Spaces

There is an allocated parking space and visitors parking.

Council Tax band: D

Tenure: Leasehold





22 Berners Close, Grange-over-Sands

Total Area: 77.4 m<sup>2</sup> ... 833 ft<sup>2</sup>

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

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## THW Estate Agents

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