



# Allithwaite

£95,000

17 Blenket Close, Allithwaite, Grange-over-Sands, Cumbria, LA11 7RP

Attention all investors, first time buyers or lock up and leave hunters! This very affordable 2 Bedroom Ground Floor Flat could just be what you are looking for. Comprising Sitting Room, Kitchen, 2 Double Bedrooms and Bathroom, Seating Area, Garage and Parking. No Upper Chain.

## Quick Overview

Ground Floor Flat - 2 Double Bedrooms  
 1 Reception - 1 Bathroom  
 Outskirts of Village Location  
 Seating Area/Patio  
 Garage and Parking Space  
 Superfast Broadband speed 60 mbps available\*



2



1



1



D



60 Mbps



Garage and  
Parking

Property Reference: G2814





Sitting Room



Kitchen



Bedroom 1



Bedroom 2

**Description** These unique, purpose built dwellings are always of particular interest to investors and first time buyers with the very appealing price tag. No.17 benefits from being on the very end and is adjacent to an open field. Simple and functional with attractive Kitchen and Bathroom, double glazed windows and Kyros Rionte electric heaters, this is a great opportunity for a new owner to place their own stamp on to their new property.

Having been a successful rental property for a number of years, the vendor has not decided that the time is right for her to offer it to the open market.

The main front door opens to the 'Vestibule' and into the dual aspect Sitting Room with wood effect laminate flooring. Through to the Hallway with ceramic tiled floor, large storage cloaks cupboard and access to all other rooms.

The Kitchen is dual aspect with pleasant outlook into rear seating area which is very private. There is an attractive range of grey wall and base cabinets with wood effect work surface, 1½ bowl stainless steel sink unit, space for electric oven and washing machine and Pantry cupboard. The two Bedrooms are well proportioned doubles both with built in recessed wardrobes, one with front and one with rear aspect. The Bathroom has a modern white suite comprising low flush corner WC, pedestal wash hand basin and bath with shower over.

Outside to the rear is a private and sunny gravelled patio area with easily enough space for some garden furniture. To the front there is a single garage with double wooden doors. Parking space to the front of the Garage.

**Location** Allithwaite is a popular and friendly village approximately 5 minutes from Grange over Sands. Allithwaite has an excellent Primary School, Pub/Restaurant and Village Hall with Playing Fields.

To reach the property proceed out of Grange in the direction of Allithwaite. Upon entering the village proceed down Holme Lane and turn left immediately after 'The Pheasant Inn'. 'Blenket Close' is the first left, through the Pheasant Inn car park and No.17 can be found at the very end of the row.

**Accommodation (with approximate measurements)**

**Sitting Room** 13' 6" x 11' 5" (4.14m x 3.48m)

**Inner Hall**

**Kitchen** 11' 6" x 9' 1" (3.53m x 2.79m)

**Bedroom 1** 14' 2" x 11' 6" (4.34m x 3.53m)

**Bedroom 2** 13' 6" x 8' 0" (4.14m x 2.44m)

**Bathroom**

**Garage** 16' 6" x 8' 0" (5.05m x 2.44m)



**Services:** Mains water, drainage and electricity. Electric heaters.

**Tenure:** Leasehold subject to the remainder of a 999 year lease dated the 20th February 1985. Any works required to the property are split between the two flats on an as and when basis.

\*Checked on <https://checker.ofcom.org.uk/> 18.7.23 not verified

**Note:** This property may only be used as a Single Private Residence - No Holiday Letting is permitted but Assured Shorthold Tenancies are allowed.

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

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

**What3words:** <https://what3words.com/paler.version.boom>

**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 £525 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bathroom



Garden Area



Garage



Rear Aspect

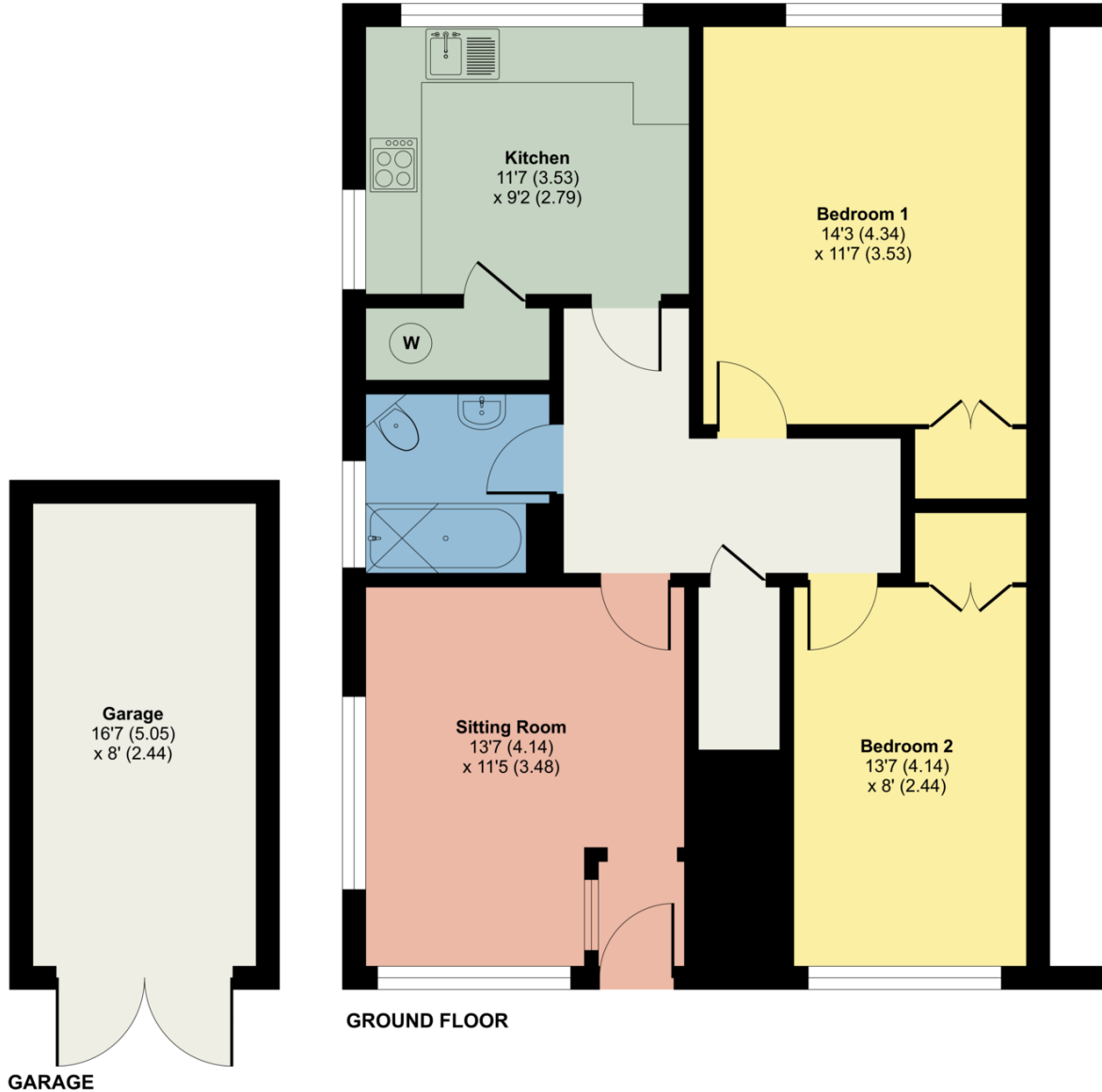
# Blenket Close, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 814 sq ft / 75.6 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 947 sq ft / 87.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1013914

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