



1 Milton Terrace, Grange-over-Sands
£325,000 Freehold



1 Milton Terrace

Grange-over-Sands

A well proportioned semi- detached house with bay views from the front aspect, situated in a popular residential area conveniently placed for Grange-over Sands where shops, cafes, a post office and a railway station amongst the many amenities available there. Grange-over-Sands offers easy access to the Lake District National Park and road links to the M6.

The beautifully presented accommodation, which has been fully modernised, updated and tastefully furnished throughout by the current owners, briefly comprises of a entrance hall, sitting room with multi fuel stove, kitchen and dining room to the ground floor. The first floor offers two bedrooms with one amazing bay views and a family bathroom. To the second floor is two bedrooms one with an en-suite. The property benefits from double glazing and gas central heating.

Outside offers an enclosed yard to the rear and patio seating to the front. Garage and parking to the rear.

GROUND FLOOR

SITTING ROOM

15' 7" x 14' 9" (4.74m x 4.49m)

Both max. Double glazed window, radiator, multi fuel stove.

DINING ROOM

15' 8" x 14' 3" (4.78m x 4.35m)

Both max. Double glazed window, radiator, multi fuel stove, built in cupboard, wood flooring.

KITCHEN

11' 2" x 10' 7" (3.41m x 3.23m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven, gas hob with extractor/filter over, space for fridge freezer, space for dishwasher, tiled splashback, tiled flooring.

ENTRANCE HALL

8' 5" x 4' 11" (2.57m x 1.50m)

Both max. Double glazed door, double glazed window.

FIRST FLOOR

BEDROOM

16' 10" x 10' 11" (5.12m x 3.33m)

Both max. Two double glazed windows, radiator.

BEDROOM

11' 1" x 7' 9" (3.37m x 2.35m)

Both max. Double glazed window, radiator.

BATHROOM

10' 8" x 8' 8" (3.25m x 2.63m)

Both max. Double glazed window, heated towel radiator, four piece suite comprises W.C. wash hand basin to vanity and bath, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, built in cupboard, recessed spotlights.





LANDING

15' 9" x 6' 8" (4.81m x 2.03m)

Both max. Double glazed window, radiator.

SECOND FLOOR

BEDROOM

14' 11" x 13' 11" (4.54m x 4.23m)

Both max. Double glazed window, radiator, loft access.

EN-SUITE

7' 0" x 5' 4" (2.13m x 1.63m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan, tiled flooring.

BEDROOM

14' 2" x 11' 8" (4.31m x 3.55m)

Both max. Double glazed windows, radiator, built in cupboard.

LANDING

3' 10" x 3' 8" (1.16m x 1.12m)

Both max.





OUTSIDE

An enclosed yard to the rear with access to the garage and a patio seating to the front of the property with views out towards the bay.

GARAGE

17' 10" x 12' 0" (5.45m x 3.68m) Up and over door, light and power.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND C

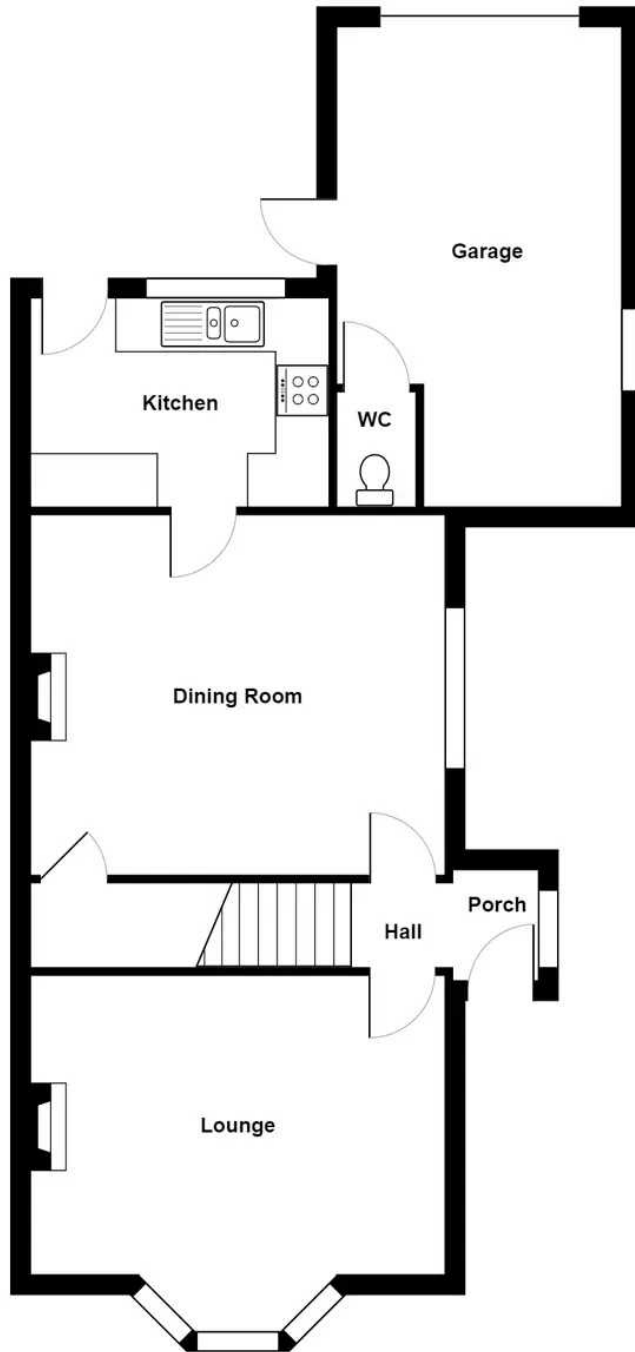
TENURE;FREEHOLD

DIRECTIONS

From our Grange office proceed over the cross roads on to Grange Fell Road. Continue up the hill where 1 Milton Terrace is located on the left of Ashmount Road.

WHAT3WORDS:kinder.noises.fittingly



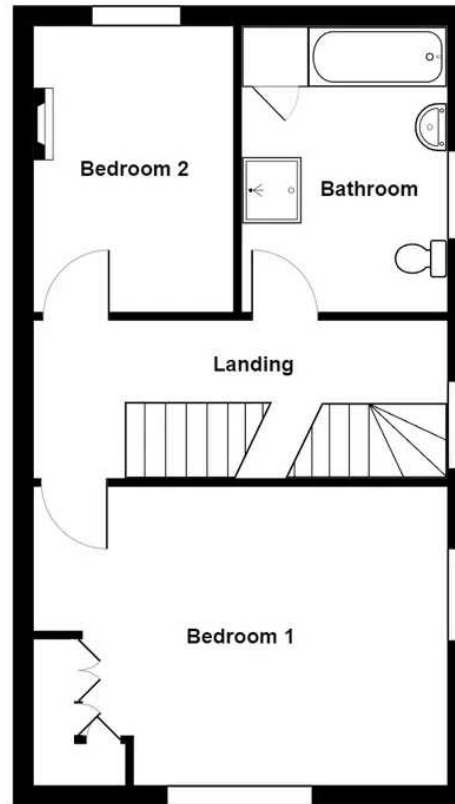


Ground Floor

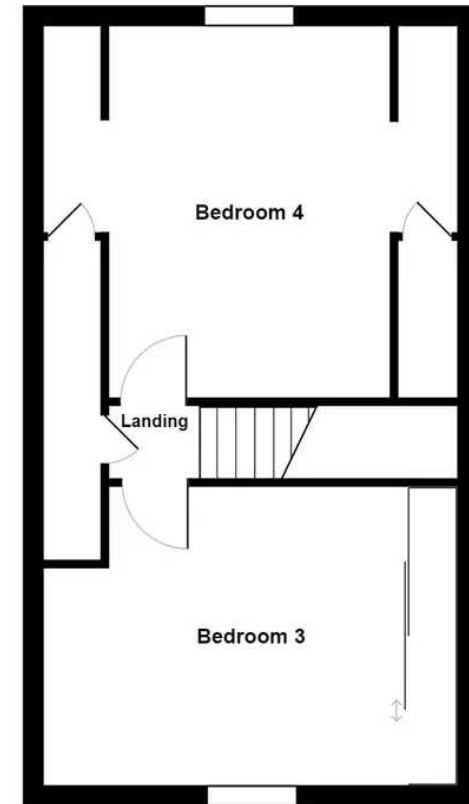
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Total Area: 148.4 m² ... 1597 ft²

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



Second Floor



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