



2 Yew Tree Court Cart Lane, Grange-Over-Sands  
£230,000



## 2 Yew Tree Court Cart Lane

Grange-Over-Sands, Grange-Over-Sands

A well proportioned apartment forming part of a barn conversion with similar properties pleasantly located on the fringe of Grange-over-Sands where shops, cafes, a post office, butchers and a railway station are 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 first floor accommodation, which has views towards Morecambe Bay from the rear aspect, offers a sitting room, dining kitchen, two bedrooms, bathroom, ground floor versatile room with staircase fitted with stair lift giving assisted access to the first floor apartment, partial double glazing and electric heating.

Outside there is a generous detached garden with garage and parking.

### GROUND FLOOR VERSATILE ROOM

9' 4" x 9' 2" (2.85m x 2.79m)

Single glazed door and window, electric storage heater, fitted wall units, fitted coat hooks, staircase with stairlift to first floor apartment.

### OPEN PORCH

3' 4" x 2' 9" (1.02m x 0.85m)

Open porch with Lighting.

### FIRST FLOOR

#### ENTRANCE

6' 1" x 4' 11" (1.85m x 1.51m)

Single glazed window, fitted coat hooks.

#### HALL

16' 10" x 5' 5" (5.13m x 1.64m)

Double glazed window, exposed beam.

#### SITTING ROOM

21' 6" x 11' 3" (6.55m x 3.44m)

Double glazed window with Bay views, two electric storage heaters, traditional fireplace with electric fire, serving hatch to dining kitchen.







#### **DINING KITCHEN**

15' 4" x 10' 11" (4.68m x 3.34m)

Double glazed Bay window with Bay views, electric storage heater, base and wall units, stainless steel sink, space for cooker with extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, serving hatch to sitting room.

#### **INNER HALL**

6' 7" x 5' 9" (2m x 1.76m)

Built in airing cupboard housing hot water cylinder, built in cupboards, loft access.

#### **BEDROOM**

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window with Bay views, electric storage heater, built in wardrobe, fitted mirror.

#### **BEDROOM**

18' 2" x 11' 7" (5.53m x 3.53m)

Double glazed window, electric storage heater, access to ground floor store.

#### **BATHROOM**

8' 4" x 8' 0" (2.54m x 2.45m)

Double glazed window, heated towel rail, wall mounted electric heater, three piece suite in white comprises, W.C., wash hand basin and bath with tiled splashback, fitted mirrored wall unit, wall light with shaver point, fitted mirrors and glass shelving.

#### **OUTSIDE**

The front of the apartment offers a well stocked grass verge and driveway parking to the front of the garage, an elevated sun terrace is located outside the entrance door which takes full advantage of the views and the generous enclosed rear garden includes a patio, lawn bordered with established trees and shrubs and a timber garden shed.

#### **SERVICES**

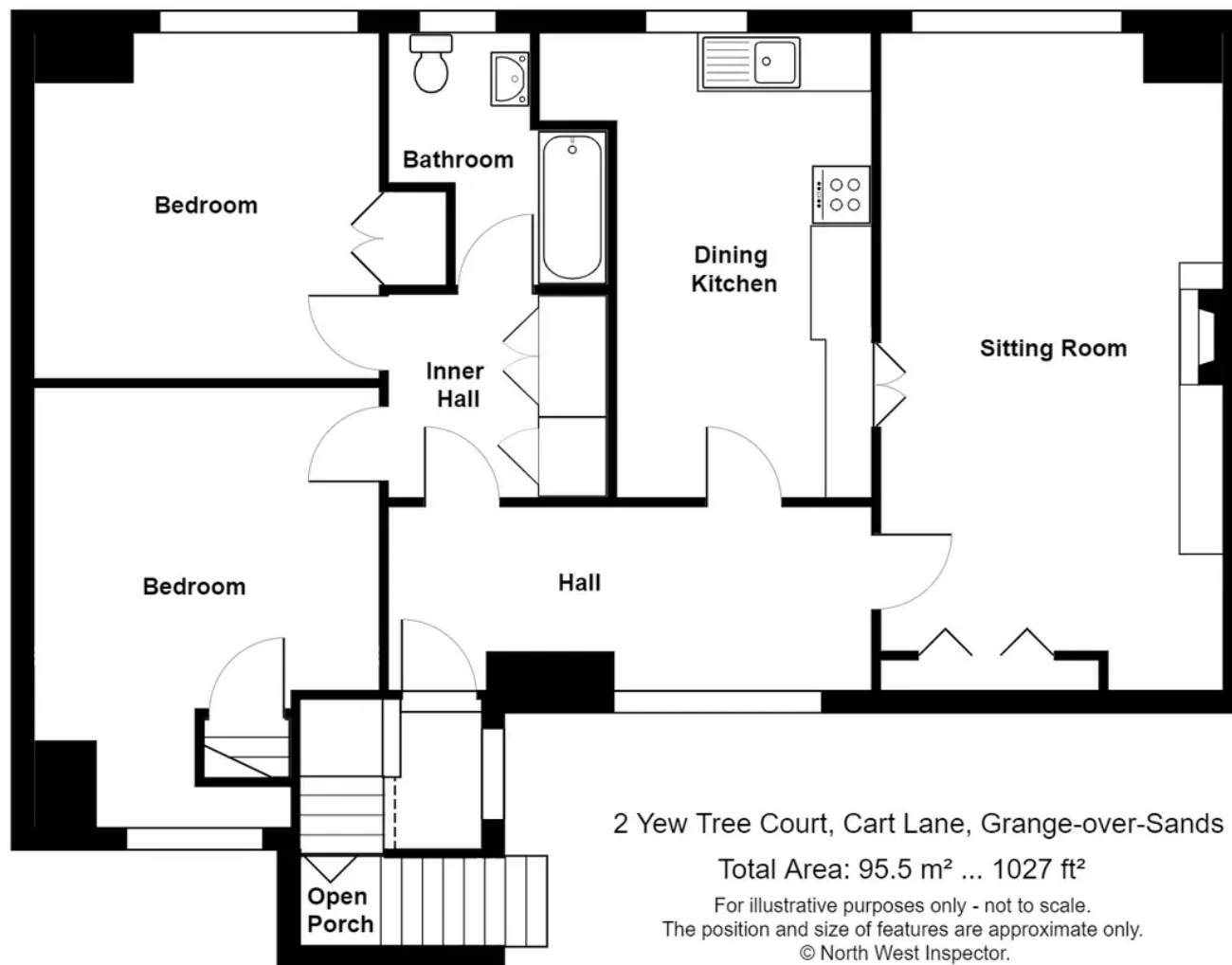
Mains electricity, mains water, mains drainage.

EPC Rating E

Council tax band: B

Tenure: Freehold





Ground Floor

First Floor

## THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • [grange@thwestateagents.co.uk](mailto:grange@thwestateagents.co.uk) • [www.thwestateagents.co.uk/](http://www.thwestateagents.co.uk/)



Your Local Estate Agents **Thomson Hayton Winkley**