



## Grange-over-Sands

£270,000

Harrisons Way, Kents Bank Road, Grange-over-Sands, Cumbria, LA11 7EY

Situated within the centre of Grange over Sands, this property is well placed with level access to a wide range of amenities. This spacious Link-Detached property comprises Entrance Hall, Inner Hall, Sitting Room, Kitchen Diner and En-Suite Bedroom to the Ground Floor and Lounge, Kitchen, Dining Room, 3 Bedrooms (2 En-Suite) and Separate WC to the First Floor. Decked Sitting Area and Parking for several cars.

Great opportunity to house a dependant relative, Airbnb or longer term Lets. No Upper Chain.

### Quick Overview

Link-Detached House - 3-4 Bedrooms

2-3 Receptions - 3 Shower Rooms

Decked Area - Parking for 3-4 cars

Centre of Town, close to amenities

Spacious Accommodation

Ample space for Dependant Relative

Investment Opportunity to Let or Airbnb

Promenade, Band Stand closeby

No Upper Chain

Superfast Broadband speed 64mbps available\*



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64 Mbps



Off road Parking  
for 3-4 cars

Property Reference: G2843



Kitchen Area



Dining Kitchen



Bedroom 1



Bedroom 1 - En-Suite Shower Room

**Description** Harrisons Way has several positives! The sheer size and opportunities this brings to either have an income from the lower floor or create a lovely Family Home and the super convenient level location with a variety of amenities on your doorstep, plus the mile long Promenade and Bandstand only a short walk away

The good sized Covered Entrance provides access to the Main Entrance Hall and a separate door leads to the Sitting Room of the Ground Floor Accommodation. The Entrance Hall has stairs leading to the First Floor and a separate door leads to the Inner Hall of the Ground Floor Flat.

Ground Floor Flat: Sitting Room with laminate floor with archway to Inner Hall with double cloaks cupboard and boiler cupboard housing the wall mounted gas central heating boiler. Door to rear and door to Dining Kitchen. The Dining Kitchen is a well proportioned room with a range of fitted wall and base units with complementary worktops, part tiled walls and inset single drainer stainless steel circular sink unit. Space for cooker, fridge and washing machine. Tiled floor to Kitchen and laminate floor to Dining Area. Double door to the well proportioned Bedroom which has a range of fitted bedroom furniture. Floor to ceiling window and doors to En-Suite Shower Room with double shower and wash hand basin and Separate WC with WC and wash hand basin.

First Floor Flat:

From the Main Entrance Hall, stairs lead to the First Floor Landing with loft hatch. The loft has a pull down ladder and is ideal for storage. The Lounge is a light room with triple aspect and a glimpse of Morecambe Bay in the distance. Red brick fireplace with quarry tile hearth and fitted gas fire. The Kitchen has a range of cream fitted wall and base units with complementary worktops, part tiled walls and single drainer stainless steel sink unit. Built-in oven and hob and space for fridge and washing machine. Rear entrance door with several steps down to Decked Sitting Area. Dining Room/Bedroom 4 with space for dining furniture and a glimpse of Morecambe Bay.

The 2 cosy Double Bedrooms are both En-Suite, one with a Wet Room having walk-in shower, WC and wash hand basin, the other having a 3 piece suite comprising shower enclosure, WC and wash hand basin. Separate WC with wash basin, shower boarded walls and ceiling and cupboard with radiator.

Outside there is a Decked Sitting Area with shrubs either side and a timber Garden Store. To the front of the property there is parking for 3-4 cars on the tarmac driveway.

**Location** The property location is a 15 mins drive from the M6 motorway and a 10 mins drive to the foot of Lake Windermere. Grange-over-Sands is a mainline station for the Carlisle to Lancaster line, including a stop for the direct Barrow to Manchester airport service. Kents Bank Road enjoys a very convenient location, but also enjoys a quiet residential feel. A short level walk along Kents Bank Road delivers you to several Mini Super Markets, Butchers, Chemist, Greengrocers etc. A little further, are the Library, Post Office, Cafes, Shops, Tea Rooms and mainline Railway Station. The Medical Centre is just along the road and the excellent Primary School, with a 'Good' Ofsted rating, is just up the hill.

To reach the property proceed up Main Street to the mini roundabout and bear right into the 'One Way System'. At the crossroads bear left into Kents Bank Road. Follow the road and Harrisons Way is directly opposite the car park on the right hand side.

**Accommodation (with approximate measurements)**

Covered Entrance

Entrance Hall

Inner Hall

Sitting Room 17' 2" x 8' 0" (5.24m x 2.44m)

Kitchen/Diner 21' 9" x 10' 2" (6.65m x 3.12m)

Bedroom 1 13' 8" x 13' 3" inc wardrobes (4.18m x 4.04m inc wardrobes)

En-Suite Shower Room

En-Suite WC

First Floor

Landing

Lounge/Diner 21' 9" x 12' 4" max (6.65m x 3.76m max)

Kitchen 2 11' 4" x 8' 10" (3.47m x 2.70m)

Dining Room/Bedroom 4 9' 6" x 8' 7" (2.91m x 2.64m)

Bedroom 2 11' 3" x 9' 6" (3.45m x 2.92m)

En-Suite Shower Rom

Bedroom 3 12' 0" x 8' 4" (3.67m x 2.55m)

En-Suiet Shower Room

Separate WC

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.

Note: We are unable to confirm the adequate functions of any appliances or installation.

**Tenure:** Freehold. Vacant possession upon completion. No Upper Chain

\*Checked on <https://checker.ofcom.org.uk/> 06.10.23 not verified.

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

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

**What3words:** <https://what3words.com/admiral.jumpy.hagging>

**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: Ground Floor: £500 - £550 per calendar month - First Floor: £750 - £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Lounge



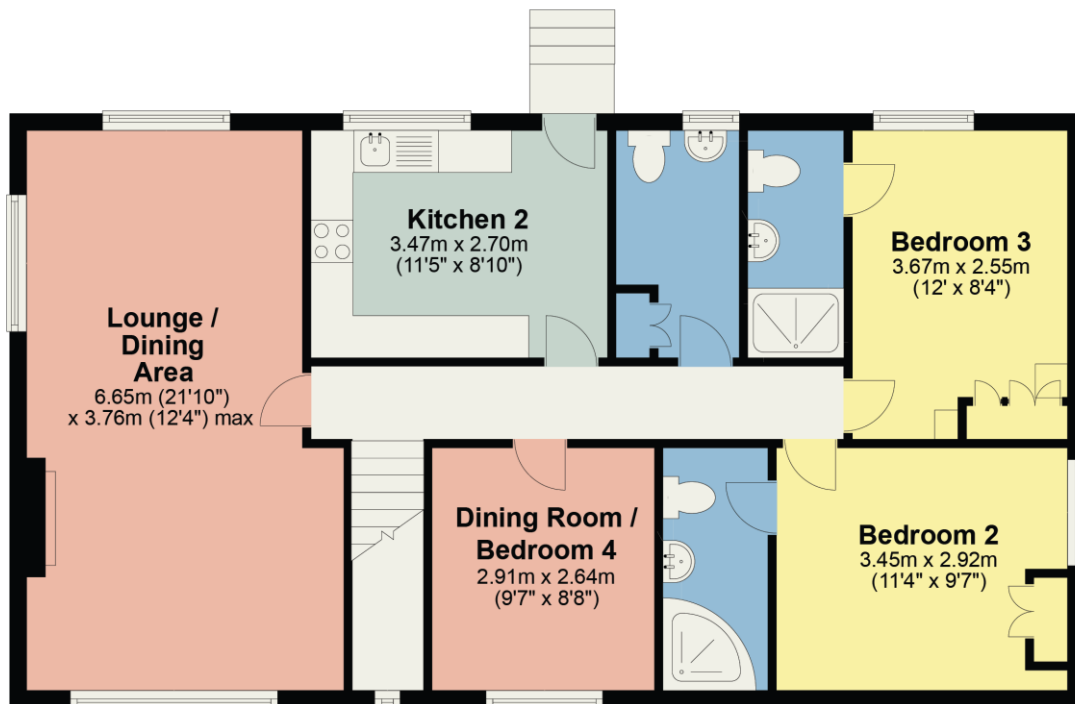
Kitchen 2



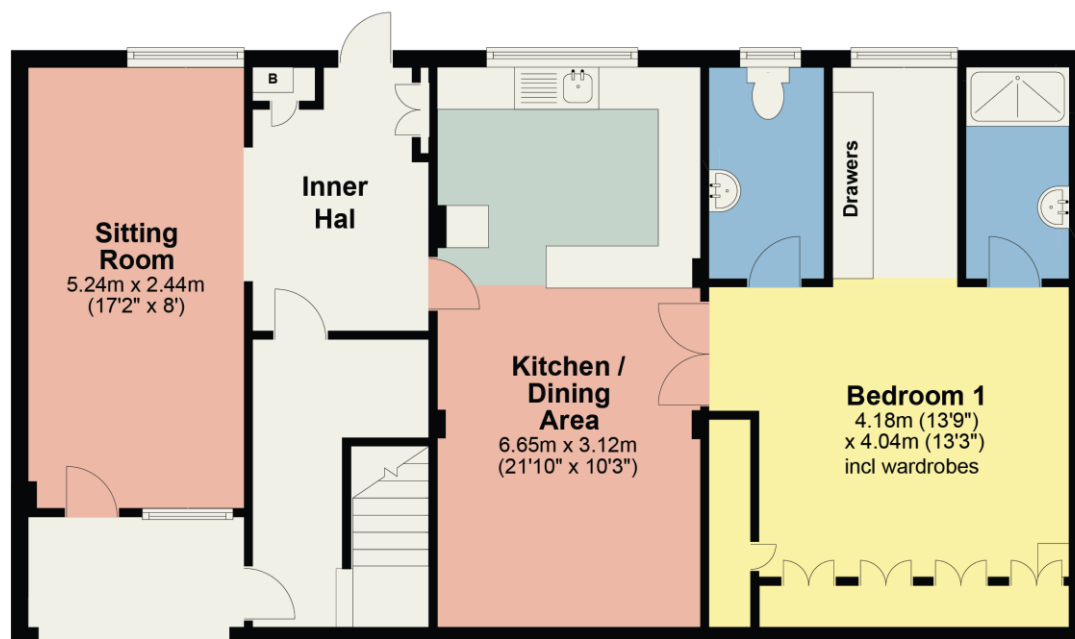
Bedroom 2



Bedroom 3



**First Floor**



**Ground Floor**

Total area: approx. 162.5 sq. metres (1749.3 sq. feet)

For illustrative purposes only. Not to scale. REF: G2843

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