



Allithwaite

£195,000

4 Maychells Orchard, Allithwaite, Grange-over-Sands,
Cumbria, LA11 7PY

A lovely 3 bedroom Mid Terrace Family Home with parking and attractive rear garden. An ideal First Time Buyers or Holiday Home/Investment Property.

Comprising Entrance Hall, Sitting Room, Dining Kitchen with sliding doors to the delightful garden area, 3 Bedrooms and Bathroom. Parking space to the front of the property plus Visitor Parking. No Upper Chain

Quick Overview

Mid Terrace - 3 Bedrooms

1 Reception - 1 Bathroom

Residential Location

Rear Garden

1 Parking space plus Visitor Parking

Ideal First Time Buyer Property

Super Investment Property

Superfast Broadband speed 72mbps available*



3



1



1



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72 Mbps



1 Parking Space +
Visitor Parking

Property Reference: G2847



Sitting Room



Dining Kitchen



Dining Kitchen



Bedroom 1

Description 4 Maychells Orchard is an excellent, 3 bedroom, Mid Terrace property with rear south facing Garden, Parking for 1 car plus Visitor Parking that will appeal to a young family, down-sizer or first time buyer perhaps,

The front door opens into the Hallway with stairs rising to the First Floor and door to the Lounge. The Lounge has an attractive cream, stone fire surround housing the electric living flame fire and useful, large under stairs storage cupboard. The Dining Kitchen is full width with patio doors and window to the rear. The Kitchen has a range of light wood effect wall and base cabinets, stainless steel sink, electric oven, ceramic hob and space for washing machine and fridge/freezer.

From the Entrance Hall the stairs lead to the First Floor with loft hatch. There are 2 Double Bedrooms, 1 Single Bedroom and a Bathroom. The Bathroom has a white suite comprising low flush WC, pedestal wash hand basin and bath with shower over.

Outside to the rear, with access from the Kitchen patio door is the Garden. The Garden is South facing with paved patio and lawned area with some colourful mature shrubs. Plastic storage shed. To the front is the Boiler/Store cupboard and Parking for 1 car on the block paved driveway.

Location Allithwaite is a popular friendly village with excellent primary school and popular pub/restaurant The Pheasant Inn.

To reach the property proceed from Grange along the Esplanade in the direction of Allithwaite. Upon reaching Allithwaite drop down Holme Lane and take the second right into Church Road and then immediately right into Maychells Orchard. No.4 can be found on the left.

Accommodation (with approximate measurements)

Entrance Hall

Sitting Room 13' 7" x 12' 4" max (4.14m x 3.76m max)

Dining Kitchen 15' 7" x 8' 6" (4.75m x 2.59m)

Bedroom 1 10' 4" x 9' 1" (3.15m x 2.77m)

Bedroom 2 11' 9" x 9' 5" (3.58m x 2.87m)

Bedroom 3 8' 7" x 5' 11" (2.62m x 1.8m)

Bathroom

Boiler Room

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 09/10/23 not verified

Council Tax: Band C. Westmorland and Furness Council

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

What3words:

<https://what3words.com/flasks.carbonate.submerged>

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 £625 - £650 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Bathroom

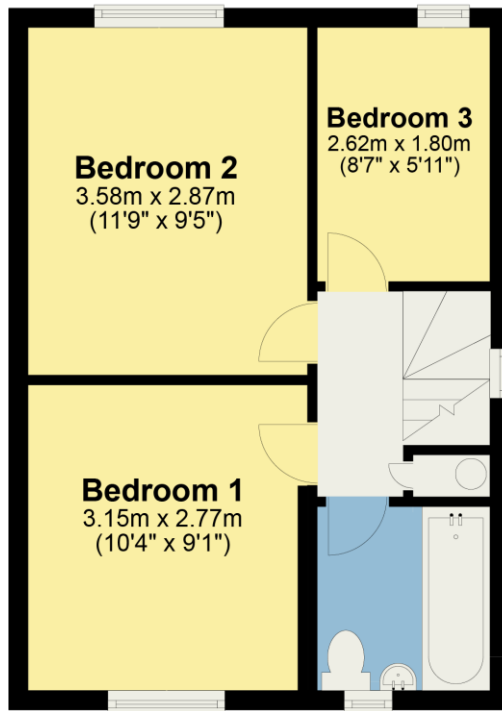


Garden

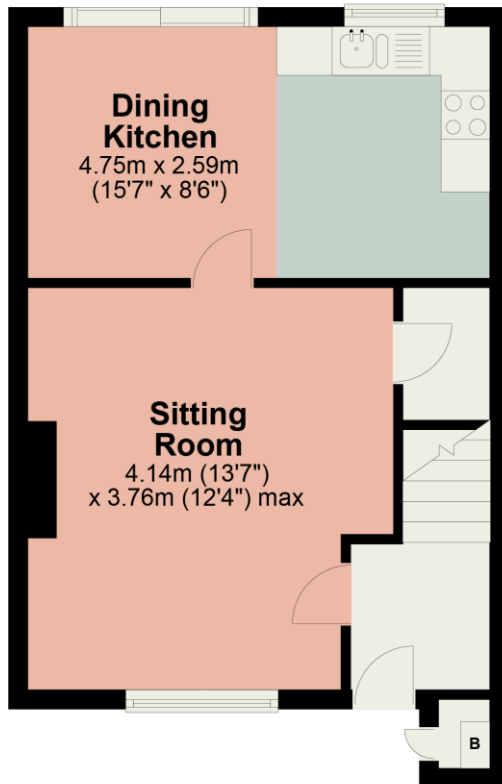


Rear Aspect

First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: G2847

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