



Eildon Highfield Road, Grange-Over-Sands
£400,000



Eildon Highfield Road

Grange-Over-Sands

A well presented property pleasantly situated in popular residential location within delightful grounds and beautiful views of the bay. Located in the Edwardian coastal resort of Grange-over-Sands convenient for the amenities on offer within the town together with the rail and bus services and being within easy reach of the Lake District National Park, the market town of Kendal and Junction 36 of the M6.

The accommodation briefly comprises a porch, sitting room, dining room, kitchen, three bedrooms, cloakroom and a bathroom to the ground floor. The property benefits from double glazing and gas central heating.

Outside there are generous gardens to three sides of the property, garage and ample driveway parking.

GROUND FLOOR

SITTING ROOM

19' 7" x 17' 10" (5.97m x 5.44m)

Both max. Two double glazed windows, two radiators.

DINING ROOM

10' 11" x 9' 11" (3.34m x 3.03m)

Both max. Double glazed window, radiator.

KITCHEN

10' 11" x 7' 5" (3.33m x 2.27m)

Both max. Double glazed window, radiator, good range of base and wall units, stainless steel sink, space for cooker, space for fridge freezer, plumbing for washer dryer, tiled splashback.

BEDROOM

14' 5" x 9' 10" (4.40m x 3.00m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

BEDROOM

12' 2" x 7' 9" (3.71m x 2.37m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

BEDROOM

9' 10" x 9' 5" (3.00m x 2.86m)

Both max. Double glazed window, radiator.





BATHROOM

9' 1" x 6' 2" (2.78m x 1.89m)

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

CLOAKROOM

6' 6" x 5' 10" (1.98m x 1.78m)

Both max. Double glazed window, radiator, W.C. wash hand basin.

HALLWAY

22' 2" x 4' 1" (6.75m x 1.25m)

Both max. Built in cupboard.

PORCH

5' 6" x 5' 1" (1.67m x 1.56m)

Both max. Double glazed window.





OUTSIDE

Outside there are gardens to three sides of the property, with the front garden having a lawn which runs to the side of the property, stocked borders, apple tree, well established hedges and a paved patio. The rear catches the evening sun and has a lawn with stocked borders and paved patio, enclosed by a hedge and fence to the rear. There is also a greenhouse in the rear garden. With ample parking to the rear.

GARAGE

14' 8" x 8' 8" (4.47m x 2.64m) Up and over garage door, water supply, light and power.

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND E

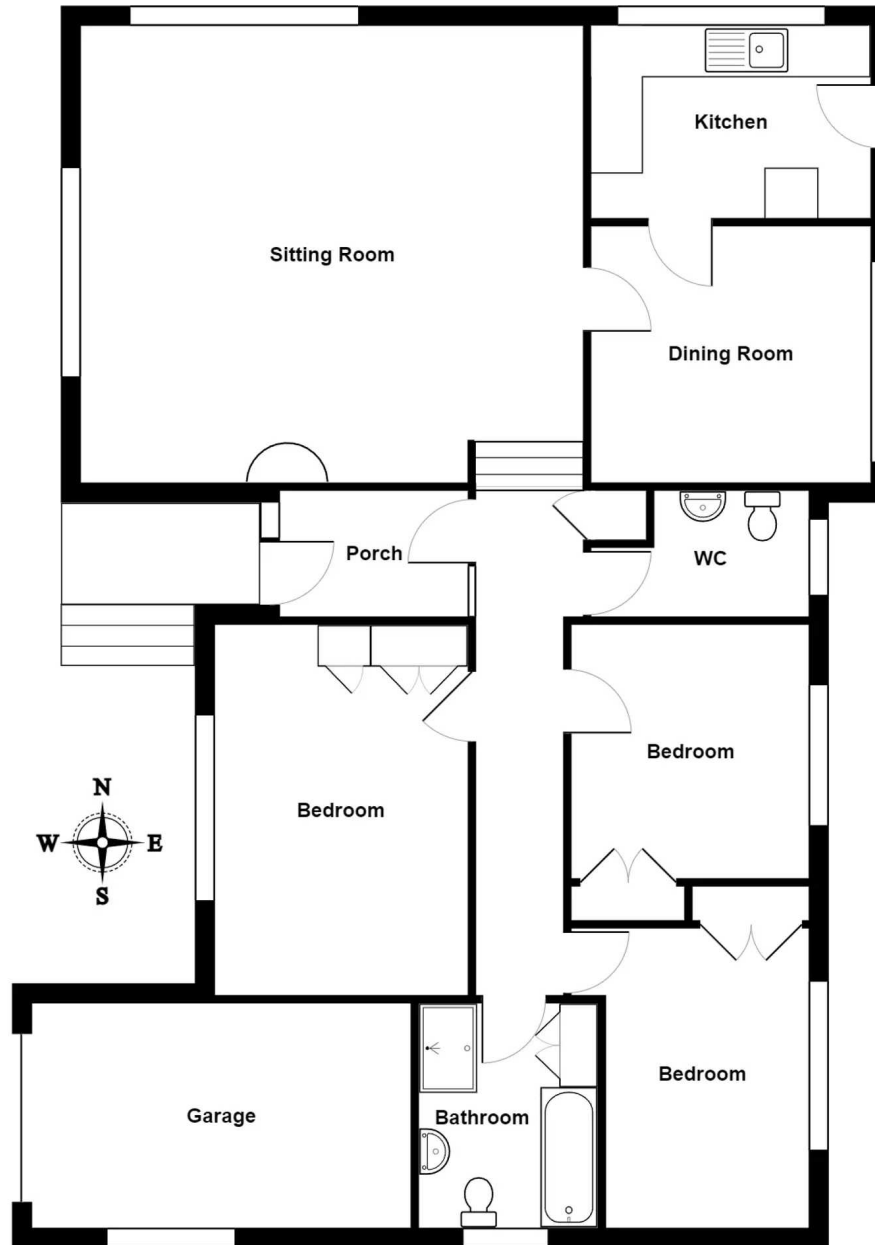
TENURE: FREEHOLD

DIRECTIONS

Continue up Main Street turning right at the clock-tower mini roundabout, follow the one way system to the cross roads and travel straight across onto Grange Fell Road. Take the 2nd left into Highfield Road and after approx 300 yards, bear left into Murrell Hill and Eildon is immediately on the right.

WHAT3WORDS: piled.layers.truck





Ground Floor

Eildon, Highfield Road, Grange-Over-Sands

Total Area: 122.3 m² ... 1316 ft²

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

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