



Hilbre Allithwaite Road, Grange-Over-Sands

In Excess of £235,000





Hilbre Allithwaite Road

Grange-Over-Sands, Grange-Over-Sands

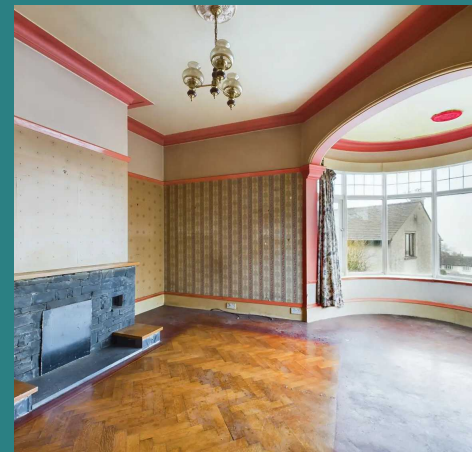
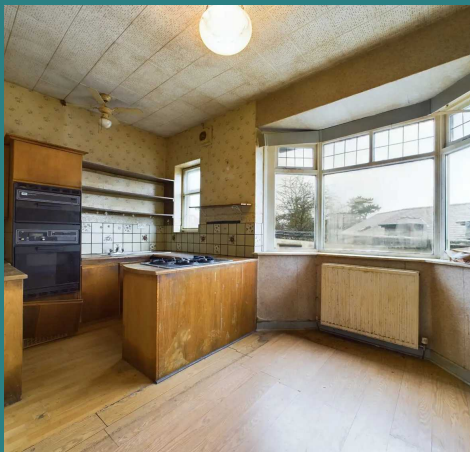
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Renovation opportunity
- Many original character features throughout
- Two spacious double bedrooms
- Generous garden with views over the bay
- Plenty of scope to extend or convert the loft (STPP)
- No chain



Hallway

7' 9" x 2' 11" (2.36m x 0.88m)

Tiled floor hallway with original wood doors providing access to the Bathroom & Inner Hallway. Loft access.

Bathroom

7' 10" x 5' 2" (2.38m x 1.58m)

Tiled shower room with tanked wet room style floor, electric shower, low level W/C, wall mounted sink, shaving point, wall mounted linen cupboard and single glazed window with obscured secondary glazing.

Internal Hallway

14' 8" x 4' 6" (4.46m x 1.36m)

Spacious internal hallway with original Parquet flooring throughout linking with the Kitchen/Dining room, Bedroom's one & two, and living room. The hallway still retains many original period features such as the picture rails, original stain glassed front door and window which leads onto the canopied porch.

Porch

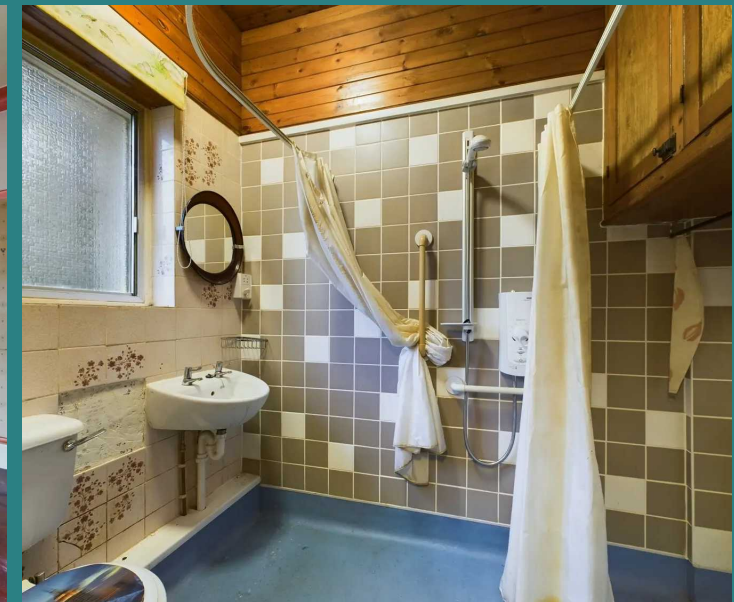
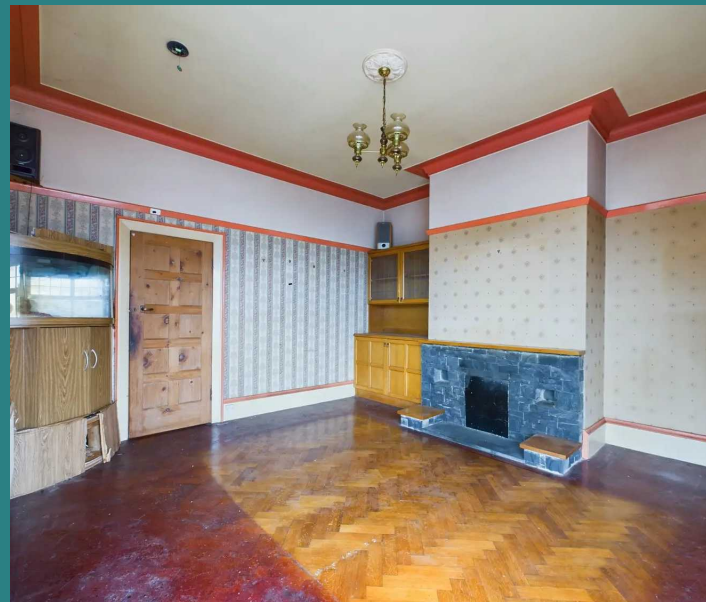
4' 4" x 4' 5" (1.32m x 1.35m)

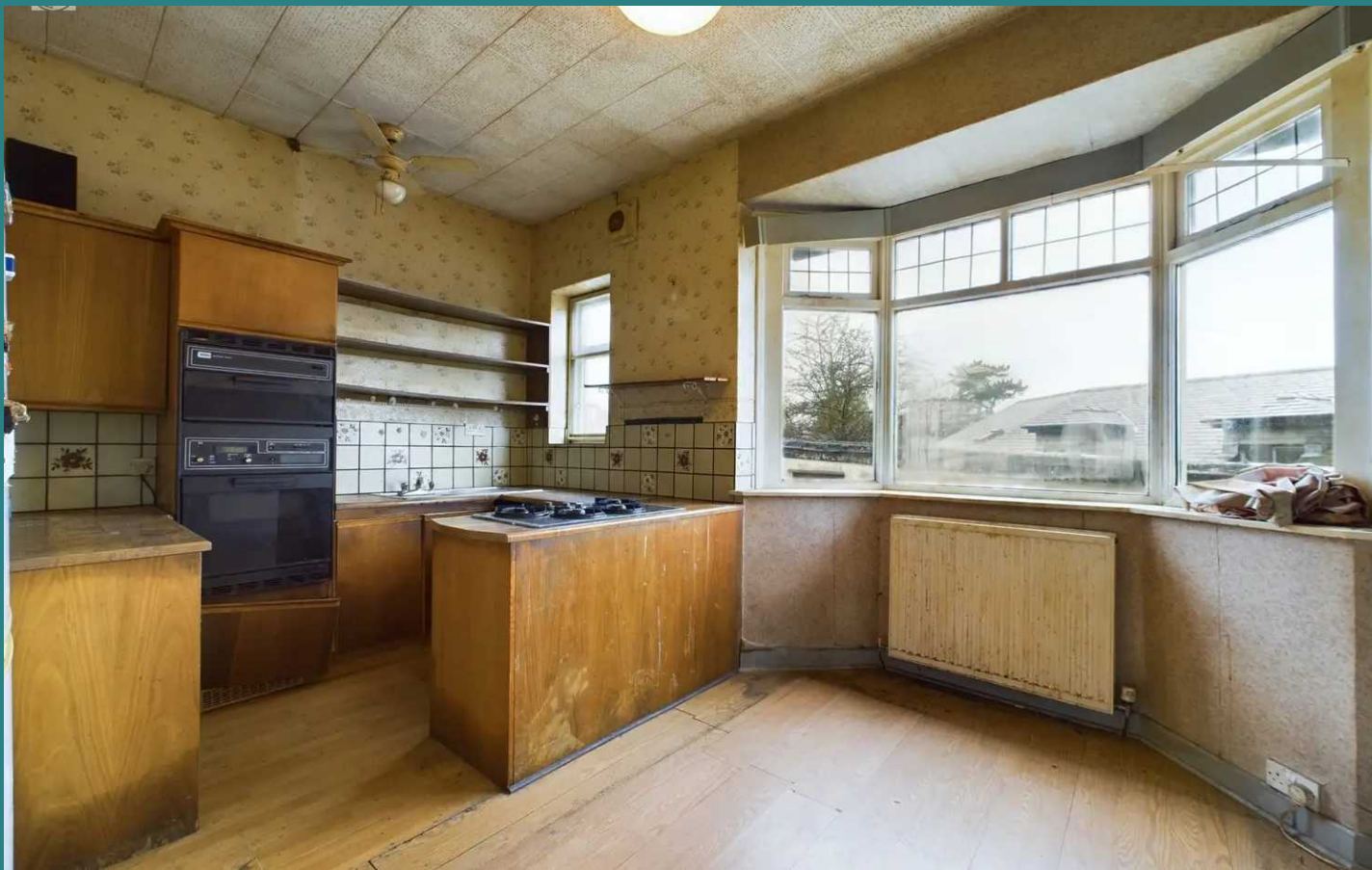
Covered tiled porch with half wall/half glass windows with single glazed wood door to the rear garden.

Living Room

13' 11" x 14' 4" (4.24m x 4.36m)

Spacious reception room featuring Parquet flooring, a host of original features and the most marvelous turreted bay window with views out over the garden and the bay beyond. Elsewhere in the living room is a closed up fire place with stone surround and hearth with wood lintel, radiator and TV points.





Kitchen/Dining Room

14' 4" x 10' 5" (4.37m x 3.17m)

Traditional style kitchen with space and plumbing for washing machine, integrated stainless steel sink and drainer, electric oven and mains gas hob. In the dining room area, there are built in cupboards, radiator and a bay window looking out to the side aspect.

Bedroom One

12' 5" x 12' 3" (3.78m x 3.74m)

Generous double bedroom with bay window to the rear overlooking the garden with carpeted floors and radiator.

Bedroom Two

12' 3" x 12' 3" (3.74m x 3.74m)

Another spacious double bedroom with bay window to the front aspect with carpeted floors, radiator and tiled feature fireplace with tiled hearth.

Boiler Room

Accessed from an external door, the boiler cupboard contains a newly installed gas boiler and provides additional storage space.

Undercroft Storage

Accessed via an external door and situated underneath part of the Kitchen & Living room is this useful half height storage space that comes with lighting.



FRONT GARDEN

Mostly laid to lawn with a paved path leading up to the front door and boiler cupboard, bordered by established shrubs and beds.

REAR GARDEN

Large rear garden with views over the bay, mostly laid to lawn with a number of trees and shrubs throughout along with an established pond to the far end of the garden.

DRIVEWAY

2 Parking Spaces

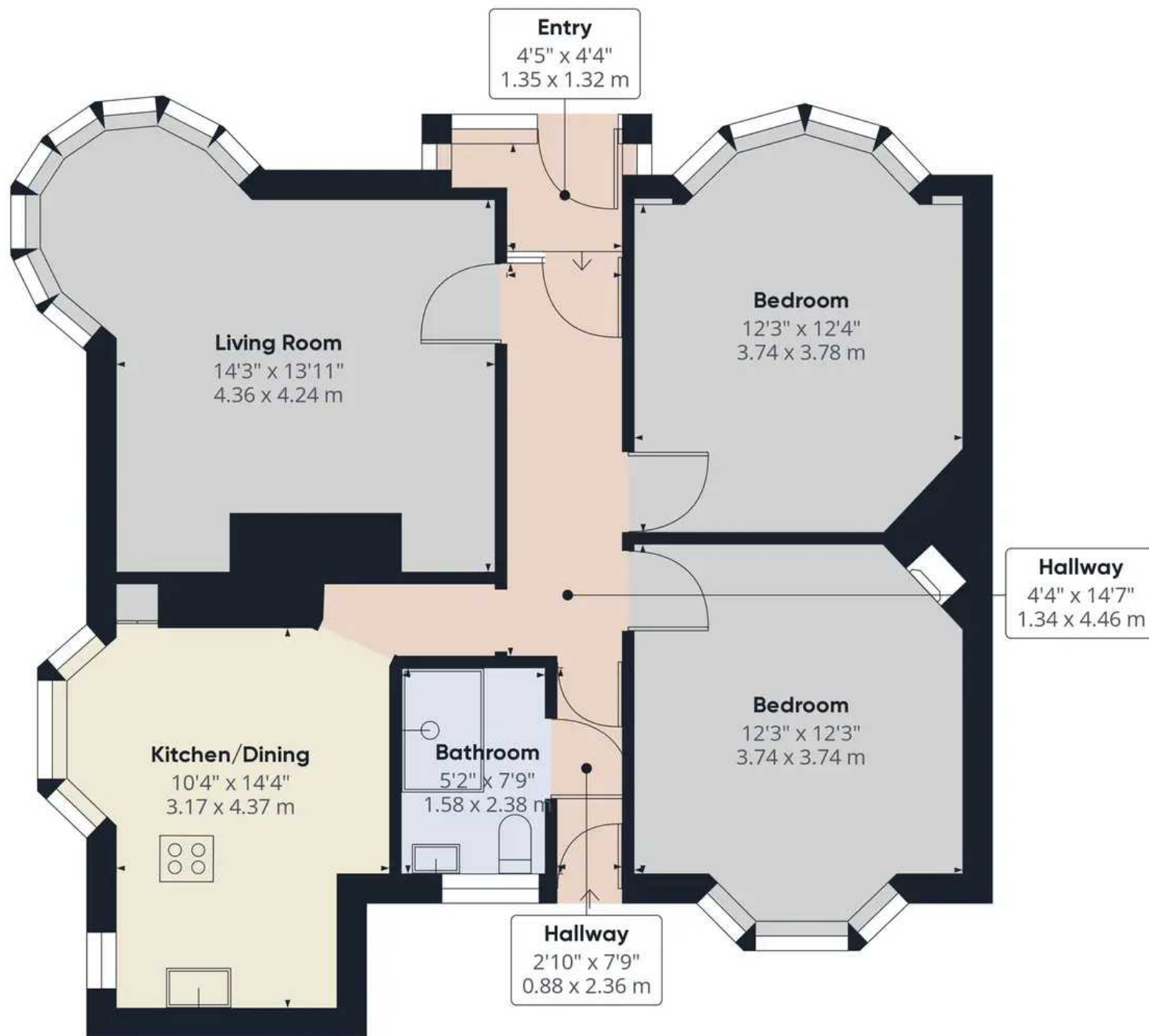
Paved driveway providing two off-road parking spaces (three at a push depending on the size of vehicles) with access to the detached garage. Prospective buyers may want to look to extend the driveway to accommodate further off street parking if needed.

GARAGE

Single Garage

Single garage currently utilised as storage/workshop with electricity and lighting with manual up and over door and side door.





Approximate total area⁽¹⁾

890.6 ft²

82.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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