



## Grange-over-Sands

£280,000

6 Vicarage Close, Grange-over-Sands, Cumbria, LA11 6DG

A super Semi-Detached Bungalow providing lots of opportunities! Situated in an enviable and elevated location with lovely views towards Morecambe Bay.

Comprising Open Plan Living/Dining/Kitchen, 2 Double Bedrooms, Bathroom, low maintenance Garden and Parking. Below is an undeveloped versatile room ideal as an Annexe or could be incorporated into the current accommodation. Viewing highly recommended.

### Quick Overview

Semi Detached Bungalow - 2 Bedrooms  
Modern Open Plan Kitchen/Dining/Lounge -  
Bathroom

Super views towards Morecambe Bay

Undeveloped Lower Ground Floor

Access to the towns amenities closeby

Quiet residential area

Attractive modern Kitchen

Low maintenance Garden

Parking for 2 cars

Superfast Broadband speed 76 mbps available\*



2



1



1



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76 Mbps



Parking for 2 cars

Property Reference: G2921





Open plan Living Area and Kitchen



Open plan Living Area and Kitchen



Open plan Living Area



Views

**Description** This property works wonderfully on so many levels. On the one hand it is a low maintenance, practical Bungalow and on the other hand it could be a 3 Bedroom Family Home; a home with additional income or an Annexe for a dependent relative - all of these ideas are possibilities due to the excellent opportunities the lower floor offers which is currently a large undeveloped room which in a former life was a Garage and Workshop/Utility. Now, with uPVC window and door the possibilities are real and varied!

Currently a well presented, practical Bungalow with an undeveloped room under which presents excellent and exciting opportunities for the new owner.

The main Entrance is discreetly located to the rear and the uPVC door leads into the useful Porch and then into the main Open Plan Living/Kitchen Area. The first thing that you notice the second you enter is the fabulous views towards Morecambe Bay through the large picture window! It was an inspired move to remove the internal wall so this view can be enjoyed from more than one room but also because Open Plan living is now more popular. This large room easily accommodates the Kitchen and the Living/Dining area. The attractive wood effect 'Amtico' style flooring runs throughout giving a feeling of even more space.

The Kitchen is furnished with a super range of on-trend navy shaker style cabinets with brass handles and wood effect work surface with inset stainless steel sink. Oak shelving to walls, integrated fridge, freezer and dishwasher and built in double electric oven and gas hob. Plumbing for washing machine. The Lounge area is relaxed and inviting and largely dominated by the superb view.

The Inner Hall has a double linen cupboard and access to the Bedrooms and Bathroom. Both Bedrooms are well proportioned doubles. Bedroom 2 enjoys a rear aspect and Bedroom 1 has wonderful views towards Morecambe Bay. The Bathroom has a modern white suite comprising bath with shower over, WC and wash hand basin on vanity unit. Marble effect uPVC boarding to walls.

The lower Ground Floor is spacious and offers a variety of different possibilities. uPVC door and window and housing the wall mounted gas central heating boiler. Subject to the relevant consents this could possibly be an AirBnB? Accommodation for a dependent relative? Teenagers Den? Man Cave? Music Room? Cinema Room? So many choices! There are 2 Parking spaces to the front of the property.

The Rear Garden is paved for ease and has a distinct Mediterranean feel with painted walls and bright pots and plants.

**Location** Situated in an elevated cul-de-sac position off Grange Fell Road with some super views towards Morecambe Bay and the Fells beyond. Vicarage Close is a popular, peaceful, residential cul-de-sac which enjoys close proximity to town.



The amenities in town are within walking distance for most and include Medical Centre, Primary School, Railway Station, Post Office, Library, Cafes, Shops and Tearooms and of course the wonderful, picturesque, Edwardian Promenade, Ornamental Gardens and Band Stand.

To reach the property proceed from Grange office and bear right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road, go past the library and take the third right into Vicarage Close. Proceed up the hill and keep left. No.6 Vicarage Close is a short way along on the right hand side.

#### Accommodation (with approximate measurements)

##### Porch

Open Plan Living/Dining/Kitchen 30' 0" x 13' 4" (9.14m x 4.06m)

Bedroom 1 13' 1" x 11' 0" (3.99m x 3.35m)

Bedroom 2 11' 1" x 8' 9" (3.38m x 2.69m)

##### Bathroom

Lower Ground Room 25' 0" x 17' 1" (7.63m x 5.23m)

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

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 11.5.24 not verified

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

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

##### What3words:

<https://what3words.com/quiet.uppermost.informs>

**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 £725 - £775 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Bathroom

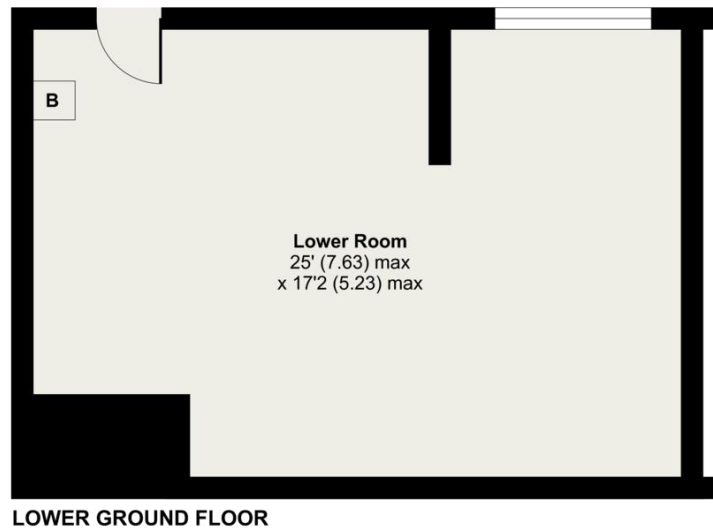
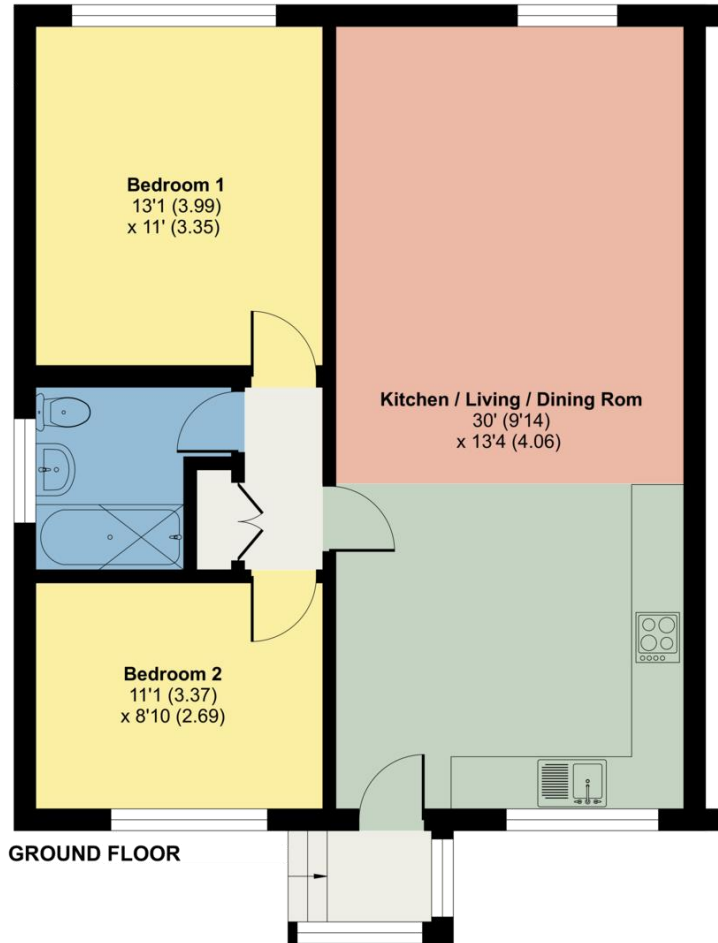


Lower Ground Floor

# Vicarage Close, Grange-Over-Sands, LA11

Approximate Area = 1172 sq ft / 108.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hackney & Leigh. REF: 1125773

A thought from the owners...

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