



Grange-over-Sands

£315,000

15 The Old Nurseries, Grange-over-Sands, Cumbria, LA11 7AD

A spacious and light, chain free Detached Bungalow in an elevated position now ready for a 'refresh' enjoying super views towards Morecambe Bay situated in a prominent position within this peaceful and sought after residential cul-de-sac.

Comprising Loggia style Porch, Hallway, Lounge/Dining Room, Breakfast Kitchen, Conservatory Porch, 2 Double Bedrooms (one with En-suite WC and wash hand basin) and Bathroom. Garage, Parking and Gardens. Viewing recommended. No upper chain.

Quick Overview

Detached Bungalow - 2 Double Bedrooms
 1 Reception - 1 Bathroom
 Quiet residential cul-de-sac
 Easy access to beautiful Promenade
 Delightful views towards Morecambe Bay
 Potential to update in some areas
 No upper chain
 Gardens
 Garage and Parking
 Superfast Broadband available*



2



1



1



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Superfast



Garage and
Parking

Property Reference: G2926



Lounge



Breakfast Kitchen



Conservatory



Views towards Morecambe Bay

Description Properties on The Old Nurseries do not come up very often so this one should not hang around too long. It won't disappoint either! No.15 occupies a prominent and elevated position making the most of the views in this sought after and peaceful residential cul-de-sac. The current vendor has loved and cared for it for a number of years and it is now time for them to pop the property on the open market. It really does have a little bit of everything. The rooms are spacious and light, many with dual aspects and lovely Bay views. It has a traditional lay out and has had some improvements over the years, such as an En-suite WC to Bedroom 1 and the addition of the Conservatory Porch. Now in need of a 'refresh' for the next owner to put their own stamp on.

The wide external steps lead up to the Loggia Porch which is a superb, outdoor/indoor seating area from which to enjoy the Bay from what ever the weather. A lovely spot for a chair or 2! The front door leads into the enclosed Porch and Hallway which is spacious and welcoming with no less than 3, generous storage cupboards and doors to all rooms.

The Lounge/Dining Room is a wonderful room, bathed in sunshine with dual aspect and similar delightful Bay views. This spacious room has ample space for both living and dining furniture (possibly a desk too if required) and has an attractive central fireplace with living flame gas fire. The Kitchen is situated to the rear and is furnished with a range of 'oak' fronted wall and base cabinets. Stainless steel sink unit and space for cooker, washing machine and under counter fridge. There is also space for a breakfast table. Door to Conservatory Porch, this useful space enjoys glimpses of Morecambe Bay and is suitable for a variety of different uses. External doors lead to the front and rear. Perhaps this could be a Utility Room or simply a lovely quiet space for an easy chair or 2 - the choice is yours.

Bedroom 1 is a spacious double with dual aspect and lovely Bay views and En-suite WC with wash hand basin. Bedroom 2 is also a well proportioned double, again with dual aspect but enjoying a rear aspect. The Bathroom has white suite comprising bath, shower, WC and pedestal wash hand basin.

The Garage is below the main accommodation and has a roller door, power and light. Parking is provided on the front driveway for 2 and 1 smaller vehicle on the side driveway.

The rockery style Garden to the front has a variety of well established and colourful plants and shrubs with a central horizontal pathway. There is a small lawned area to the side and a pathway to the rear with deep stocked border. There is also a side gate which leads to the main entrance.



Lounge



Breakfast Kitchen



Bedroom 1



Bedroom 2



Bathroom



Side Garden

Location Situated on a sought after residential cul-de-sac within walking distance of Grange over Sands and the amenities such as Medical Centre, Excellent Primary School, Library, Railway Station, Banks, Shops, Post Office and of course the picturesque Edwardian Promenade, Band Stand and Ornamental Gardens.

To reach the property proceed out of Grange towards Allithwaite, passing the Fire Station on the left. At the bottom of Risedale Hill (with the pink Nursing Home), turn left into Cart Lane and take the first right into The Old Nurseries. No. 15 can be found shortly on the right hand side.

Accommodation (with approximate measurements)

Loggia

Porch

Hallway

Breakfast Kitchen 12' 7" x 8' 11" (3.84m x 2.72m)

Lounge/Dining Room 22' 4" x 12' 6" (6.81m x 3.81m)

Conservatory Porch 10' 8" x 5' 8" (3.25m x 1.73m)

Bedroom 1 12' 6" x 11' 10" (3.81m x 3.61m)

En-Suite WC

Bedroom 2 12' 5" x 10' 7" (3.78m x 3.23m)

Bathroom

Garage 22' 9" x 12' 0" (6.93m x 3.66m) **Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. There are solar thermal panels which heat the hot water - but these are not photovoltaic and do not have a tariff.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 11.5.24

Note: This property can only be used as a private dwelling house.

Council Tax: Band E. Westmorland and Furness Council.

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

What3words:

<https://what3words.com/trickles.rods.combos>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 1



Bedroom 2



Views towards Morecambe Bay



Garage



Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £900 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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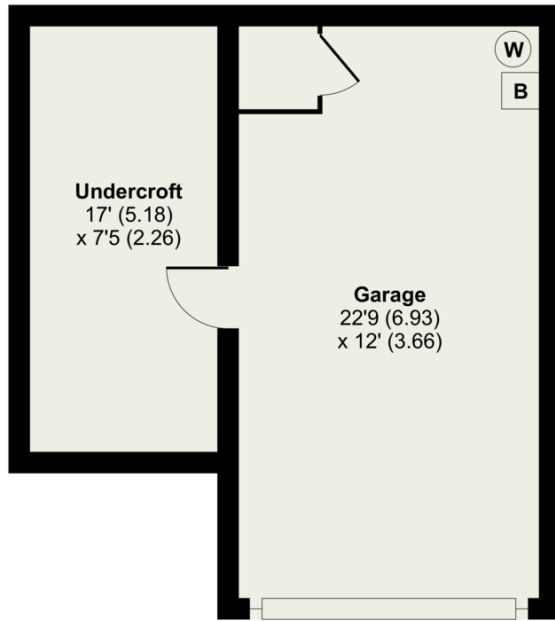
The Old Nurseries, Grange-Over-Sands, LA11

Approximate Area = 1006 sq ft / 93.4 sq m

Garage = 416 sq ft / 38.6 sq m

Total = 1422 sq ft / 132 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). © n\checon 2024. Produced for Hackney & Leigh. REF: 1134187

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