



## Grange-over-Sands

**£237,500**

Flat 2, 9 Thornfield Road, Grange-over-Sands, Cumbria, LA11 7DR

This delightful Maisonette is bright and sunny with generously proportioned rooms, some pleasing views towards Morecambe Bay and is freshly decorated throughout.

Comprising split level Landing. Office/Bedroom 4, WC and Bathroom, Dining Kitchen and Lounge to First Floor with 3 Double Bedrooms on the Second Floor. Garden with potential to add off road Parking.

Viewing is highly recommended.

### Quick Overview

1st & 2nd Floor Maisonette - 3 Double Bedrooms  
1 Reception - 1 Bathroom  
4 Bedrooms  
Pleasing views towards Morecambe Bay  
New Boiler & Bathroom 2020  
Sunny, bright and generous rooms  
Nicely presented throughout  
Detached level Garden  
On street Parking but potential to create private



4



1



1



C



Superfast  
Broadband



On-Street

Property Reference: G2961



Dining Kitchen



Dining Kitchen



Lounge



Office / Bedroom 4

**Description** This property will appeal to many different buyers, not least the Family Buyer who would actually be purchasing a property larger than the average new build with an extremely generous Garden and potential for Parking.

The current vendor has only owned this property for 12 months but must reluctantly now offer for sale due to relocating with work. During this time it has been treated to fresh decoration throughout with new carpets and floor coverings making this already spacious and sunny property feel even more generous and bright. The tasteful, modern and neutral décor just enhances this super property further.

The first thing to notice is the amount of space - the rooms are all light and bright and of pleasing dimensions with high ceilings (many with original cornicing), and some charming traditional features remain such as stripped back original doors, stained glass ceiling light and stained glass doors and attractive fire place. All the above combined with the convenient location and pleasing views make this a very attractive prospect indeed. It goes without saying the property is double glazed and benefits from a Worcester Bosch boiler (fitted in 2020) and the roof renewed in October 2016 and also has the benefit of uPVC Apex barge boards fitted to the front and rear.

The charming original front door with delightful stained glass opens in to the Shared Vestibule and front door. Stairs lead up to the Half Landing - a few steps ahead lead to the attractive Bathroom which comprises a large deep, soaker 'Carronite' bath with 'Bristan' thermostatic shower over and modern large oval sink set onto a tasteful vanity unit. The separate WC is next door. Bedroom 4 (ideal for guests and privacy) is at the end of this passage and is a cosy double with window to the rear, airing/boiler cupboard and external door to the fire escape. Several additional steps from the Half Landing with attractive stained glass ceiling light lead to the Lounge and Dining Kitchen. The Dining Kitchen is spacious and furnished with an extensive range of mid wood coloured cabinets and complementary work-surface incorporating the single drainer sink unit. Plumbing for washing machine or dishwasher and space for fridge freezer and oven. There is a rear window and ample space for a good sized dining table. The Lounge, is a lovely full width sunny room, with twin windows to the front and attractive fire place and gas point.

The stairs (with 'Velux' window) lead to the Second floor with useful storage cupboard and access to all 3 double Bedrooms, 2 enjoying super views towards Morecambe Bay. We are advised by the current vendor that pipework exists to create a Bathroom on this floor if required.

Outside, to the rear there is vehicle access for unloading and a useful timber shed. The main Garden is located across the road and is generous with level lawn and mature hedge borders - ample space for lively children! There is also the possibility of creating Parking for 2 cars at the edge of the Garden as several other properties on the street have done.

**Location** The property is located towards the bottom of this quiet, residential cul-de-sac and is just a short walk into the town centre.

Grange over Sands is a popular, friendly seaside town with amenities such as Medical Centre, Primary School, Library, Post Office, Shops, Cafes/Tea rooms just a short, level walk away. The picturesque, mile long Edwardian Promenade and delightful Ornamental Gardens are less than a hop, skip and a jump away!

Grange is conveniently placed just 20 minutes or so from Junction 36 of the M6 Motorway and not much further from the attractions of the inner Lake District.

To reach the property proceed up Main Street to the mini roundabout and turn left into The Esplanade. Follow the road and go past the Fire Station, taking the next left turn into Thornfield Road. No. 9 is located approx half way down on the left hand side.

What3words: <https://what3words.com/dwarf.brightens.onlookers>

### Accommodation (with approximate measurements)

Shared Entrance Hall

Landing

Bathroom

WC

Office/Bedroom 4 11' 1" x 8' 5" (3.40m x 2.57m)

Dining Kitchen 12' 5" x 11' 8" (3.81m x 3.58m)

Lounge 18' 2" x 12' 2" (5.54m x 3.73m)

Bedroom 1 11' 9" x 9' 8" (3.60m x 2.96m)

Bedroom 2 12' 2" x 9' 3" (3.73m x 2.82m)

Bedroom 3 14' 2" x 8' 5" (4.32m x 2.57m)

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

**Tenure:** Leasehold. Subject to a 999 year lease dated 16.6.2001. Vacant possession upon completion. No upper chain.

Checked on <https://checker.ofcome.org.uk/> 15.7.24

**Management Charges/Notes:** There is no Service Charge. As and when works are required they are split 50/50 between the two flats.

**Conservation Area:** This property is located within Grange-Over-Sands Conservation Area.

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

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

**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 £875 - £900 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).



Garden



Bedroom 1



Bedroom 2



Bedroom 3

# Thornfield Road, Grange-Over-Sands, LA11

Approximate Area = 1223 sq ft / 113.6 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1159658

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 20/07/2024.

Request a Viewing Online or Call 015395 32301