



Allithwaite

£280,000

North View, Cartmel Road, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QZ

A traditional 1930's chain free Semi-Detached House in the popular and friendly village of Allithwaite with super views to the front and pleasing front Garden. Now in need of a little TLC this property will have a broad appeal.

Comprising Hallway, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, 3 Bedrooms, Bathroom, Garage, Garden and Parking. Viewing highly recommended.

Quick Overview

- Semi Detached House - 3 Bedrooms
- 2 Reception Rooms - 1 Bathroom
- Edge of village location
- Super, far reaching country views
- Garage with Workshop
- Potential to improve
- Delightful Front Garden
- Parking on Driveway
- No upper chain
- Superfast Broadband available*



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Superfast
Broadband



Garage and
Parking

Property Reference: G2950



View from the front



Lounge



Dining Room



Conservatory

Description North View in Allithwaite is an excellent property which offers so much. It is easy to see why these traditional 1930's Semi's have always been and remain very popular. Along with the traditional, tried and tested layout, well proportioned rooms, original doors and good amounts of light there are often ways to increase the footprint if necessary and this property has the added benefit of a Conservatory and Utility Room. Some prefer to open up the Dining Room and Kitchen in particular and of course that is an option here. Whilst the bare bones are here and the Kitchen and Bathroom are perfectly serviceable there are now areas that a modern day buyer may wish to update and put their own stamp on - there are definitely exciting opportunities here. In addition to all this North View enjoys some wonderful, far reaching country views to the front.

The unusual arch top double uPVC doors open into the Porch with original wooden door and side windows with beautiful stained glass leads into the Hallway which is a good size with small under stairs storage cupboard concealing the useful Cloaks Cupboard and understairs WC. Comprising white WC and wash hand basin, tiled walls and frosted window. The Lounge is well proportioned and enjoys a delightful outlook from the traditional bay window into the pretty front Garden and the countryside beyond. Arched recessed cupboard with glazed doors and gas fire with tiled surround.

The Dining Room is a similar size with recessed cupboard, wall mounted electric fire and double glazed doors to the Conservatory. The Conservatory is an excellent additional providing extra reception space with direct access to the rear. The Kitchen has cream wall and base units with wood effect work-surface and inset 1½ bowl stainless steel sink unit with side window over. Built-in electric oven, ceramic hob and microwave. Door to the Utility Porch with external rear door. Space for washing machine, tumble drier, fridge freezer etc.

The stairs with window to the side lead up to the landing which provides access to all 3 Bedrooms and Bathroom. Bedroom 1 is a spacious Double Bedroom with wall of built in wardrobes and bow window with wonderful country views. Bedroom 2 is a second good sized Double Bedroom with built in wardrobe and rear aspect. Bedroom 3 is a generous single with lovely front aspect enjoying more of those open country views. The Bathroom is particularly spacious and light with dual aspect. Airing cupboard housing the central heating boiler and white suite comprising WC, pedestal wash hand basin and bath with shower over.

Outside is a detached Single Garage with electronically operated roller door. The side and rear of the Garage are used as Workshop space. The Rear Garden is paved for ease with a very productive apple tree. The main Garden is to the front and is a delight. To the right is a deep, planted rockery style border with paved path and mix of mature plants and shrubs.

The left has more pretty, colourful and fragrant plants and shrubs with an area of low maintenance faux grass and space for outdoor furniture. Currently space for 1 car on the private driveway.

Location Located just on the outskirts of the popular village of Allithwaite, North View enjoys some lovely views over the Cartmel Valley and to Hampsfell and the Lakeland Fells. Within easy walking distance of the excellent Primary School, Village Store and popular village Public House, The Pheasant. A 5 minute drive and you will find yourself in the small town of Grange over Sands with amenities such as Railway Station, Post Office, Library etc or the ever popular and highly sought after village of Cartmel with fine dining and pubs and home to the famed steeplechase meetings and sticky toffee pudding!

To reach the property travel westwards from Grange over Sands in the direction of Allithwaite. Proceed down Holme Lane and turn right into Church Road. Go past the Primary School and church. North View can be found shortly on the left hand side.

Accommodation (with approximate measurements)

- Porch
- Hallway
- Cloakroom
- Lounge 13' 9" into bay x 12' 0" max (4.19m into bay x 3.66m max)
- Dining Room 13' 8" x 11' 2" (4.17m x 3.4m)
- Conservatory 11' 2" x 7' 10" (3.4m x 2.39m)
- Kitchen 8' 11" x 8' 1" (2.72m x 2.46m)
- Utility Room 9' 9" x 7' 0" (2.97m x 2.13m)
- Bedroom 1 13' 10" into bay x 12' 0" max (4.22m into bay x 3.66m max)
- Bedroom 2 14' 1" x 11' 4" max (4.29m x 3.45m max)
- Bedroom 3 7' 11" x 7' 8" (2.41m x 2.34m)
- Bathroom
- Garage 20' 7" x 15' 7" and 7'7" min (6.27m x 4.75m max and 2.32 min)

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

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

*Checked on <https://checker.ofcom.org.uk> 21.6.24 not verified

Council Tax: Band D. Westmorland and Furness Council.

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

What3words: <https://what3words.com/dislikes.hampers.restored>

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 £850 – £900 per calendar month subject to some up-grading. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulation (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).



Kitchen



Bedroom 1



Bedroom 2



Front Garden

Cartmel Road, LA11

Approximate Area = 1284 sq ft / 119.3 sq m

Garage = 244 sq ft / 22.7 sq m

Total = 1528 sq ft / 142 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: 1168783

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