



2 Yew Tree Court Cart Lane, Grange-Over-Sands
£210,000



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Grange-Over-Sands, Grange-Over-Sands

A well proportioned apartment forming part of a barn conversion with similar properties pleasantly located on the fringe of Grange-over-Sands where shops, cafes, a post office, butchers and a railway station are amongst the many amenities available there. Grange-over-Sands offers easy access to the Lake District National Park and road links to the M6.

The first floor accommodation, which has views towards Morecambe Bay from the rear aspect, offers a sitting room, dining kitchen, two bedrooms, bathroom, ground floor versatile room with staircase fitted with stair lift giving assisted access to the first floor apartment, partial double glazing and electric heating.

The Property has a garage and driveway. The detached large garden area can be included as part of a separate negotiation.

Council Tax band: B

Tenure: Freehold

GROUND FLOOR

VERSATILE ROOM

9' 4" x 9' 2" (2.85m x 2.79m)

Single glazed door and window, electric storage heater, fitted wall units, fitted coat hooks, staircase with stairlift to first floor apartment.

OPEN PORCH

3' 4" x 2' 9" (1.02m x 0.85m)

Open porch with Lighting.

FIRST FLOOR

ENTRANCE

6' 1" x 4' 11" (1.85m x 1.51m)

Single glazed window, fitted coat hooks.

HALL

16' 10" x 5' 5" (5.13m x 1.64m)

Double glazed window, exposed beam.

SITTING ROOM

21' 6" x 11' 3" (6.55m x 3.44m)

Double glazed window with Bay views, two electric storage heaters, traditional fireplace with electric fire, serving hatch to dining kitchen.

DINING KITCHEN

15' 4" x 10' 11" (4.68m x 3.34m)

Double glazed Bay window with Bay views, electric storage heater, base and wall units, stainless steel sink, space for cooker with extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, serving hatch to sitting room.

INNER HALL

6' 7" x 5' 9" (2.00m x 1.76m)

Built in airing cupboard housing hot water cylinder, built in cupboards, loft access.

BEDROOM

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window with Bay views, electric storage heater, built in wardrobe, fitted mirror.

BEDROOM

18' 2" x 11' 7" (5.53m x 3.53m)





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GARDEN

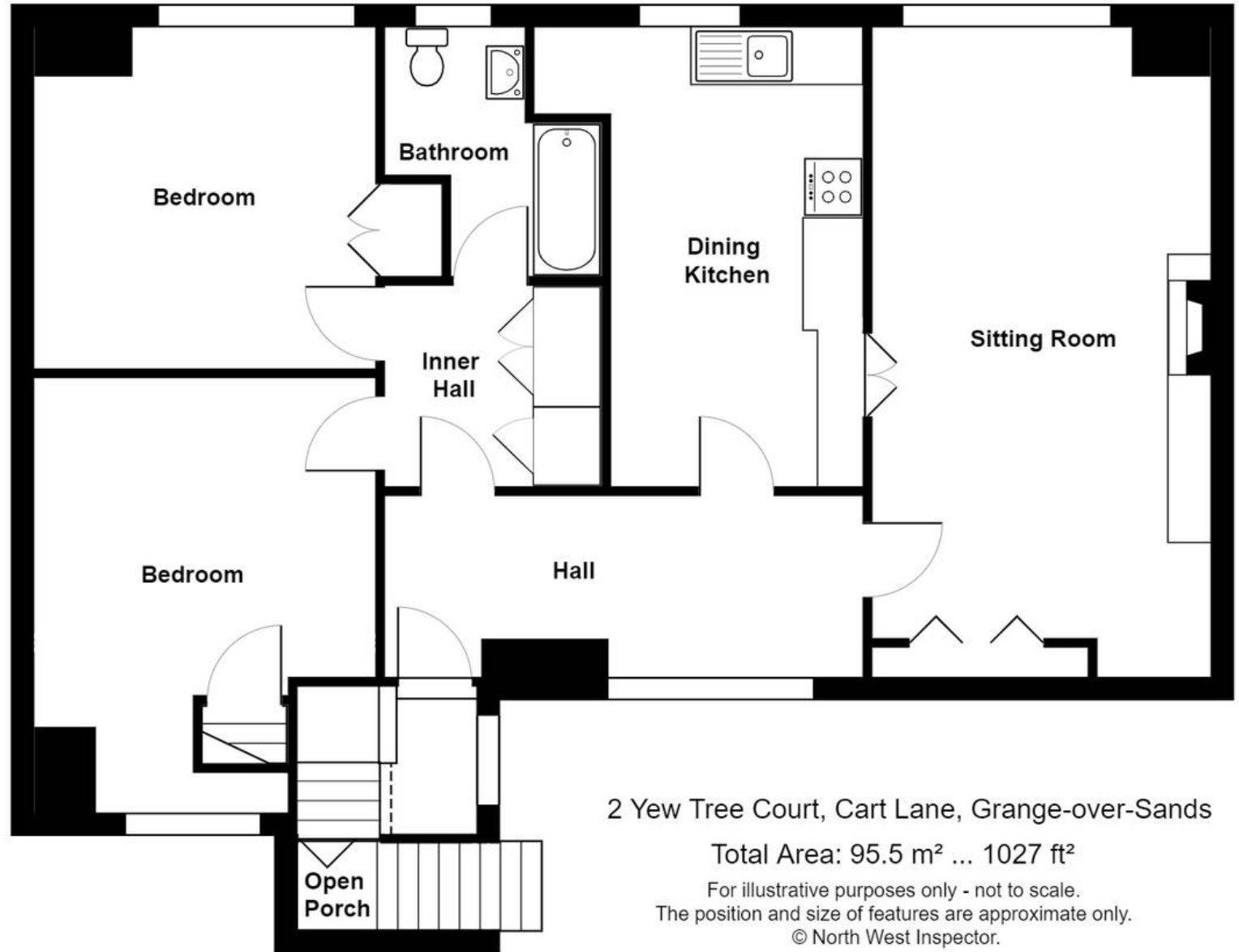
The front of the apartment offers a small shared courtyard area. The rear garden is accessed via a gated entrance located at the end of the barn conversion is substantial outside space which includes a shared driveway, privately owned garage and privately owned summer house and lawned garden with established shrubs.

GARAGE

Double Garage

Driveway parking to the front of the garage





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Total Area: 95.5 m² ... 1027 ft²

For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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Ground Floor

First Floor



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