

DIRECTIONS

From the Grange Duck Pond proceed towards the town and up the Main Street, at the roundabout turn left and continue past the Fire Station and take the next left onto Thornfield Road where the property is situated on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/rings.laying.winds>

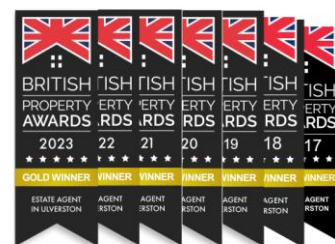
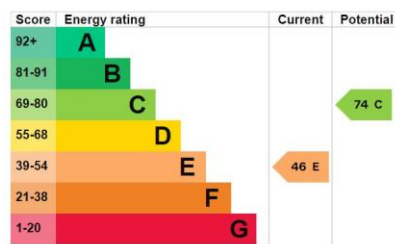
GENERAL INFORMATION

TENURE: Leasehold With Joint Freehold - 1000 years from January 2010. For further information please contact the office.

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



1



3



2



PARKING

Flat 2, 5 Thornfield Road,  
Grange-over-Sands, LA11 7DR

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Substantial character maisonette laid out over two floors in this excellent and convenient location within the popular Edwardian market town of Grange-over-Sands. Particularly well presented by the current seller and is reluctantly offered for sale due to relocation. With the advantage of an excellent garden opposite the property and comprises of communal entrance porch with private door to the staircase leading to the maisonette, lounge/diner, kitchen/diner, shower room and bedroom to one floor with a further two double bedrooms, WC and boiler cupboard to the top floor. Complete with uPVC double glazing, gas fired central heating system and presented to a good standard throughout. This is a great home in an excellent location which would be perfect for a range of buyers with the early viewing invited.



Accessed via a traditional front door with glazed and leaded upper panes giving access to:

#### COMMUNAL ENTRANCE

Housing electric meters and wooden half glazed internal door opening to the lower hallway with feature recess and stairs leading to first floor.

#### FIRST FLOOR LANDING

Three quarter landing with the lower section leading to a bedroom and shower room with storage cupboard, before continuing to give access to a lounge, kitchen and stairs to second floor. Living Room and Kitchen, the staircase then returns to the upper floor.

#### LOUNGE

12' 1" x 18' 2" (3.68m x 5.54m)  
Double glazed bay window to the front with a lovely aspect over the garden opposite and a further matching arched window to side looking towards Morecambe Bay. Two radiators, coving to ceiling, central fireplace with white painted fire surround, marble style inset and hearth with electric feature flame fire.

#### KITCHEN

13' 1" x 11' 11" (3.99m x 3.63m)  
Fitted with a range of base, wall and drawer units with patterned work surface over, incorporating one and a half bowl sink and drainer with mixer and tiled upstands. Electric hob with cooker hood over and double oven and grill. Space for freestanding fridge freezer, recess and plumbing for washing machine and recess and plumbing for dishwasher. Radiator, inset lights to the ceiling and tile effect, laminate style flooring. Fully glazed PVC door to an external metal staircase leading down to the rear.

#### BEDROOM

8' 1" x 9' 6" (2.46m x 2.9m)  
UPVC double glazed tilt and turn window to rear, looking towards the yard and health centre beyond. Radiator, electric light and power.

#### SHOWER ROOM

Fitted with a three piece suite in white comprising of WC, pedestal wash hand basin and glazed shower cubicle with fixed shower. Tiling to walls, laminate style tiled floor and chrome ladder style towel radiator. Two uPVC double glazed pattern glass windows.



#### SECOND FLOOR LANDING

Velux double glazed roof light, access to two bedrooms, WC and loft. Cupboard housing Valiant gas combi boiler for the heating and hot water systems with shelving to side.

#### WC

Two piece suite comprising of low flush WC with Sani flo style system and push button flush and wash hand basin with mixer tap, mirrored cupboard above and drawers under.

#### BEDROOM

12' 6" x 11' 11" (3.81m x 3.63m)  
Double room situated to the rear with uPVC double glazed tilt and turn window looking towards the health centre at the rear. Electric light and power.

#### BEDROOM

12' 5" x 18' 2" (3.78m x 5.54m) widest points  
Further spacious double room with uPVC double glazed window to front again offering a fabulous view down to the garden opposite and over Morecambe Bay to the side beyond neighbouring properties. Radiator, electric light and power.

#### EXTERIOR

Long garden situated directly opposite the property with an initial flagged seating/parking area, beyond which is an area of lawn with variety of shrubs and bushes to one side and hedge to the other. To the end of the garden is a further flagged patio seating area with further shrubbery and shrubs and bushes beyond. Offering a good degree of sunlight throughout the day and is an asset to the property. To the rear is a yard area with garden storage shed and has shared access across with the lower apartment.

