

## Grange-over-Sands

**£290,000**

Bank Foot, Hardcragg Way, Grange-over-Sands, Cumbria, LA11 6BH

This lovely, recently refurbished, Semi-Detached Bungalow enjoys a convenient location for town and some good views towards Morecambe Bay.

Comprising Hallway with Utility 'Nook', Open-Plan Living Kitchen, 2 Double Bedrooms, contemporary Shower Room, Garage, Parking and low maintenance, sunny outdoor space.

Viewing highly recommended.

### Quick Overview

Semi Detached Bungalow - 2 Bedrooms  
 1 Reception - 1 Shower Room  
 Elevated location  
 Charming views towards Morecambe Bay  
 Refurbished 2024  
 Convenient for amenities  
 Quiet, residential location  
 Low maintenance outdoor space  
 Parking and Garage  
 Superfast Broadband speed 80mbps available\*



2



1



1



E



Superfast  
Broadband



Garage and  
Parking

Property Reference: G2996





Hall



Open plan Living/Dining/Kitchen



Open plan Living/Dining/Kitchen



Open plan Living/Dining/Kitchen

**Description** What a lovely property. Refurbished in 2024 this excellent Semi-Detached Bungalow is in a convenient location for the amenities of the town. Tick. Lovely views over the town towards Morecambe Bay. Tick. Low maintenance, sunny outdoor space. Tick. Functional and practical internal layout another tick! Come and see for yourself.

The property is very pleasant being recently refurbished with new Kitchen, Shower Room, Boiler, décor etc! Ready to just turn the key - what a nice thought!

The front door opens into the Hallway, with a useful 'Utility Nook' with plumbing for washing machine and space for drier over. Loft hatch with pull down ladder to partially boarded loft with light. Ideal for storage. The Open Plan Living/Kitchen has a dual aspect and is very light and sunny with 2 side windows which provide charming views over roof tops towards Morecambe Bay. The Kitchen has an attractive range of soft sage green wall and base cabinets with wood effect work-surface incorporating the 1½ bowl sink unit. Built-in ceramic hob and 'NEFF' oven and microwave.

Bedroom 1 is a generous double with pleasing partial bay views. Bedroom 2 is a cosy double or large single with door to rear. The Shower Room is a generous size with contemporary white suite comprising double shower enclosure, WC and wash hand basin on a vanity unit. Chrome ladder radiator and attractive 'stone' floor tiles.

Outside to the 'front' is an undeveloped, banked area which could make a charming rockery style Garden. To the side is a sunny, enclosed, gravelled Patio. A charming spot to sit and enjoy the views, sunshine and the world go by. There is a Single Garage being the right hand side one of two which is ideal for storage/bikes etc. Subject to the kerb being dropped there is parking for 1-2 cars.

**Location** Grange-over-Sands is a popular Edwardian Coastal Resort that provides many amenities such as Medical Centre, Railway Station, Primary School, Library, Post Office, Butchers, Bakeries, Shops, Cafes and Tearooms. There is also a picturesque, Edwardian, mile long Promenade, Ornamental Gardens and Bandstand. Just 2 miles from Grange is the highly regarded popular village of Cartmel and approx 30 minutes away is the popular tourist area of Bowness on Windermere. There are also good road and rail links to the rest of the country through Grange railway station and junction 36 of the M6 Motorway being just 20 minutes away.

From the crossroads in the centre of Grange (by the Spar) go straight ahead into Grange Fell Road (with the Library on the right). Take the first right into Hardcragg Way, follow the road up and bear left. Bank Foot can be found shortly on the left hand side.

What3words:

<https://what3words.com/juddled.disco.surprised>

**Accommodation (with approximate measurements)**

**Hallway**

**Open-Plan Living/Kitchen** 18' 0" x 12' 1" (5.50m x 3.70m)

**Shower Room**

**Bedroom 1** 12' 10" x 9' 6" (3.91m x 2.9m)

**Bedroom 2** 8' 9" x 8' 8" (2.67m x 2.64m)

**Garage** 16' 4" x 8' 2" (5.00m x 2.50m)

**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/> 11.10.24 not verified.

**Note:** Access must be give at all times to the neighbouring property Hilbre for pedestrian access along the pathway to their entrance door.

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

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

**Conservation Area:** Part of this property is located within Grange Conservation Area. (The Garage and Parking area are just outside the Conservation Area).

**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 £700 - £750 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



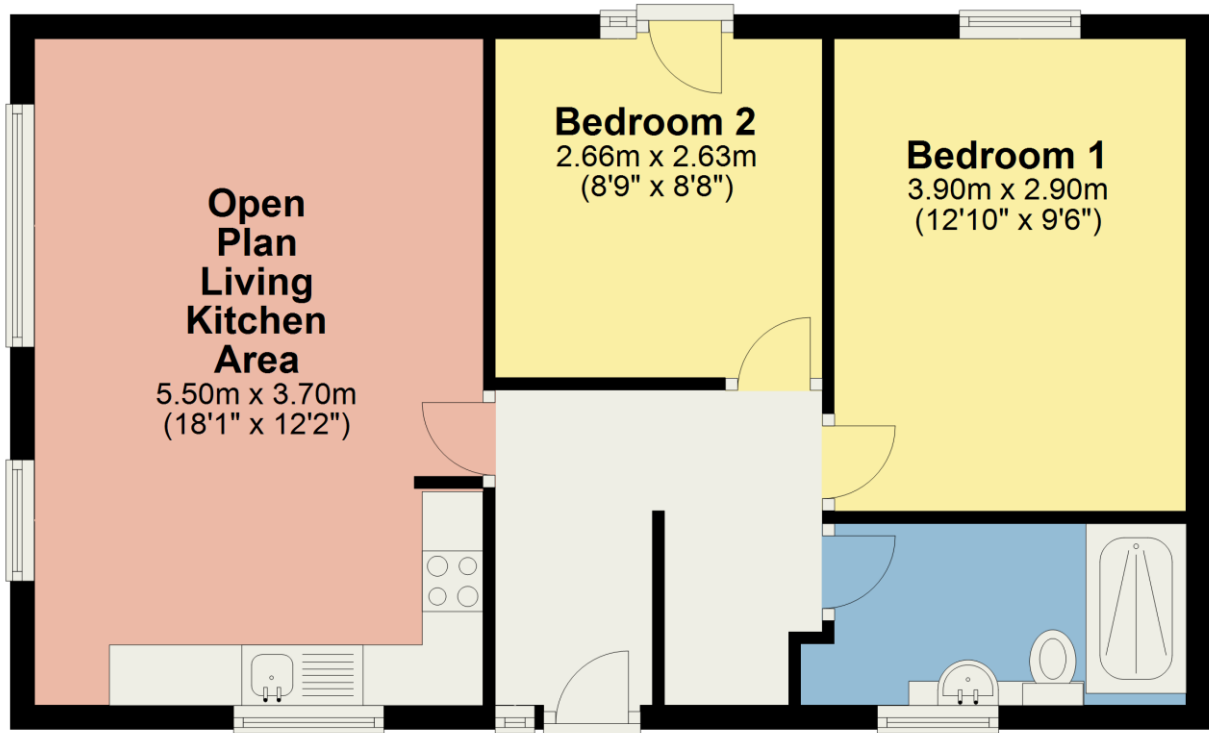
Shower Room



Garden

## Ground Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



**Total area: approx. 51.7 sq. metres (556.3 sq. feet)**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

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