



Flat 24, Hampsfell Grange Hampsfell Road, Grange-Over-Sands  
£145,000



## Flat 24

### Hampsfell Grange Hampsfell Road

A well proportioned two bedroom purpose built first floor McCarthy & Stone retirement apartment exclusive for those aged 60 years and over. The development is situated in a quiet residential area within the heart of Grange-over-Sands offering easy access to the many amenities available within the popular town including shops, cafes, a post office, butchers, church, the Promenade and the railway station with a direct route to Manchester airport. The seaside town has good bus route links and is within easy reach of the Lake District National Park and the M6.

Set in a prime location within close proximity to the town amenities, this first-floor apartment offers a comfortable and convenient living space. The well-maintained property boasts double glazing and electric heating throughout, ensuring a warm environment. The light and airy sitting dining room provide a welcoming atmosphere for relaxation and entertainment. From the sitting dining room you can find the kitchen that has everything you need for all your cooking needs. The two generously sized double bedrooms offer ample space, with one benefiting from built-in storage solutions. A modern bathroom with a walk in shower complements the property, further enhancing its appeal. Residents can enjoy the convenience of private parking, as well as easy access to local transport services and road links to the stunning Lake District National Park. Offered with no onward chain.

In addition to the internal features, the apartment also benefits from a well-maintained outside space, ideal for enjoying the fresh air and scenic surroundings. The communal gardens provide a peaceful retreat, perfect for outdoor relaxation and social gatherings.

The communal areas include a residents lounge, laundry room, guest suite for overnight visitors, landscaped gardens and parking.

- First floor apartment
- Double glazing and electric heating
- Light and airy sitting dining room
- Easy access to the towns amenities
- Two double bedrooms with one having built in storage
- Private parking
- Modern bathroom with walk in shower
- Easy access to local transport services
- Road links to the heart of the Lake District National Park
- No chain

#### **EPC RATING C**

#### **SERVICES**

Mains electric, mains water, mains drainage

#### **COUNCIL TAX: BAND D**

#### **TENURE: LEASEHOLD**

#### **DIRECTIONS**

From our Grange over sands office proceed to the end of Main Street, turn right at the crossroads onto Pig Lane. Hampsfell Grange is the building straight ahead. To locate the entrance bear right and take the first turning left (by the Church) and follow the building around and through the gateposts marked Hampsfell Grange.

**WHAT3WORDS:** nooks.climbing.fail





## FIRST FLOOR

### ENTRANCE HALL

13' 5" x 4' 0" (4.08m x 1.21m)

### SITTING/DINING ROOM

22' 8" x 10' 9" (6.92m x 3.28m)

### KITCHEN

8' 2" x 7' 6" (2.49m x 2.29m)

### BEDROOM

15' 7" x 9' 1" (4.75m x 2.76m)

### BEDROOM

13' 8" x 9' 2" (4.16m x 2.80m)

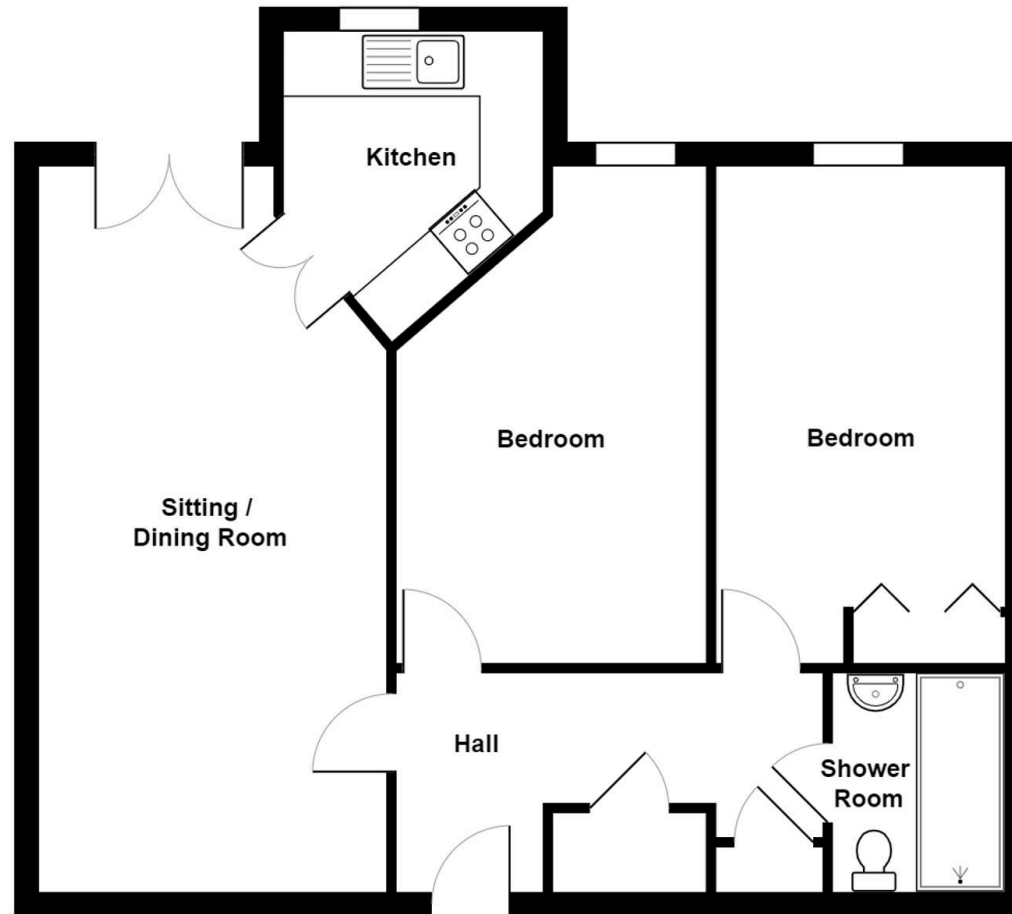
### BATHROOM

6' 6" x 5' 5" (1.99m x 1.66m)

**IDENTIFICATION CHECK:** Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







24 Hampsfell Grange Hampsfell Road

Total Area: 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>

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

© North West Inspector.



**THW Estate Agents**

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • [grange@thwestestateagents.co.uk](mailto:grange@thwestestateagents.co.uk) • [www.thwestestateagents.co.uk](http://www.thwestestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.