



3 West View, Meathop - LA11 6RE
£325,000





3 West View

Meathop, Grange-Over-Sands

Situated in a semi-rural location in close proximity to the charming coastal town of Grange Over Sands, this inviting 3-bedroom semi-detached house offers a tranquil setting with picturesque open countryside views. Ideal for families seeking to craft their perfect forever home, this property presents a unique opportunity for personalisation, with vast potential for modernisation and upgrading.

This property offers a rare chance to create a bespoke living space in a serene countryside setting within reach of local amenities and scenic surroundings.

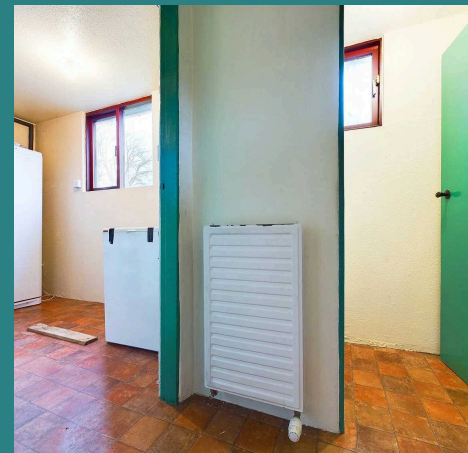
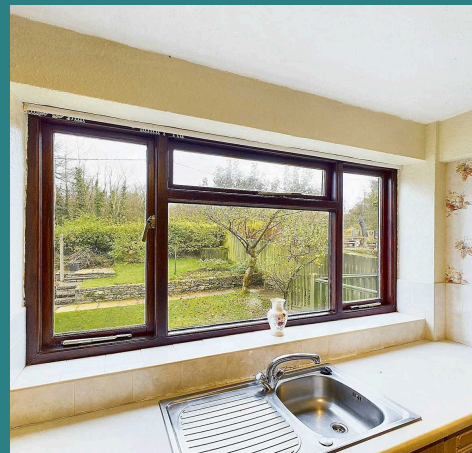
Services include: Oil central heating, mains water, electrics and drainage.

Council Tax band: C

Tenure: Freehold

Directions

From Grange train-station turn right onto Lindale Road follow ahead and turn onto Meathop Rd. Pass the gold club and keep right to stay on Meathop Rd. Continue forward passing Meathop Grange on your right and the destination will be on the right. Arrive: West View, Meathop, Grange-over-Sands LA11 6RE, UK.



Living room

18' 4" x 11' 10" (5.59m x 3.61m)

Generous sized full depth family living room. Windows to either side of the room, French doors to the garden with a focal fireplace to the centre of the room.

Kitchen diner

11' 8" x 11' 7" (3.56m x 3.53m)

Large garden facing windows, well equipped fitted kitchen. Wooden style units, sink/drain, space for a freestanding cooker with plumbing for a dishwasher. Handy spacious pantry and space for a large dining table. Access from the inner front hallway with further access to the side store rooms, W.C and rear garden access. The space has vast potential to be converted subject to planning consents to create a large open plan kitchen dining area.

Utility store

9' 9" x 9' 9" (2.97m x 2.97m)

Handy utility/ boiler room. Featuring power, light, plumbing for a washing machine and a side facing window.

W.C

4' 11" x 2' 7" (1.50m x 0.79m)

Conveniently situated W.C for the ground floor with a double glazed opening side window.

Rear outside porch store

4' 9" x 2' 8" (1.45m x 0.81m)

Gated outside porch leading from the rear storm porch.

Front porch

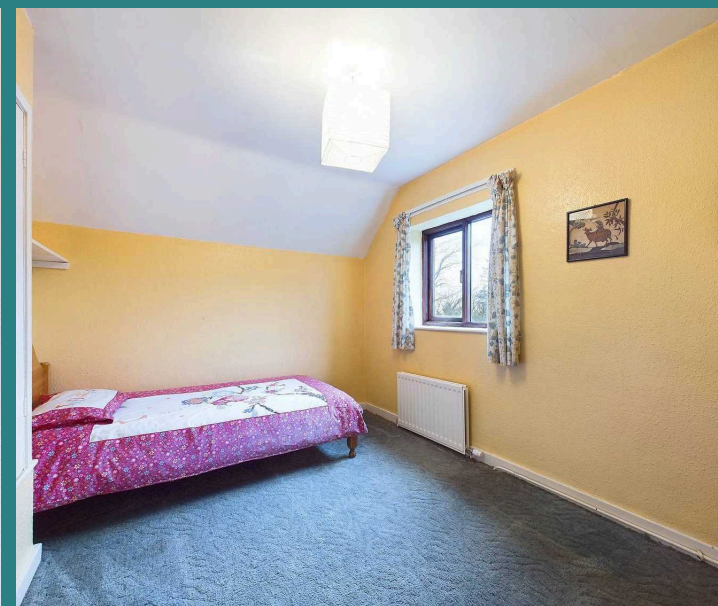
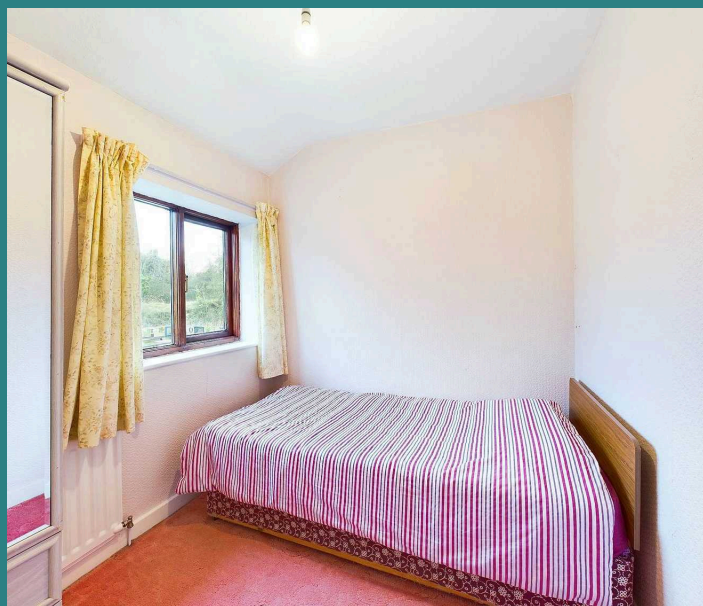
2' 7" x 5' 5" (0.79m x 1.65m)

Front entrance porchway with tiled flooring, power and a conveniently placed store cupboard.

Bedroom one

12' 2" x 8' 5" (3.71m x 2.57m)

Double master bedroom featuring dual aspect windows with a pleasant outlook and inbuilt storage. Including a concealed/vented chimney breast.





Bedroom two

11' 0" x 11' 10" (3.35m x 3.61m)

Double in size with bright decor, great countryside views, with over stair storage.

Bedroom three

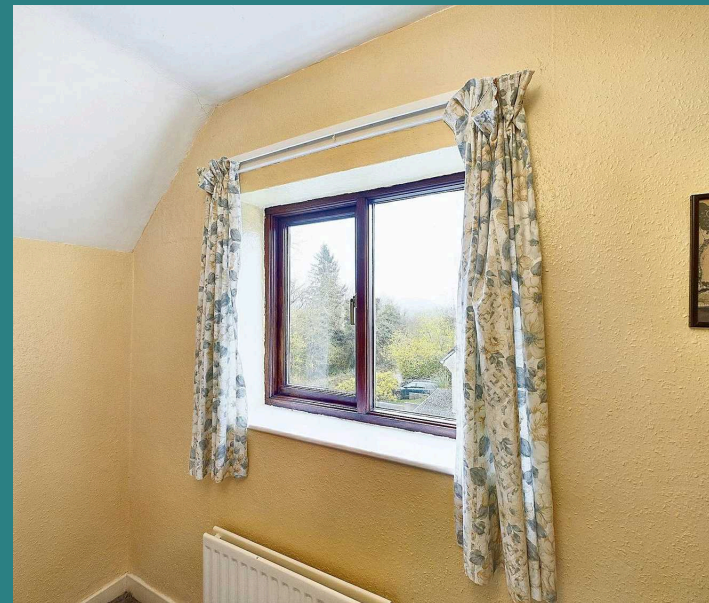
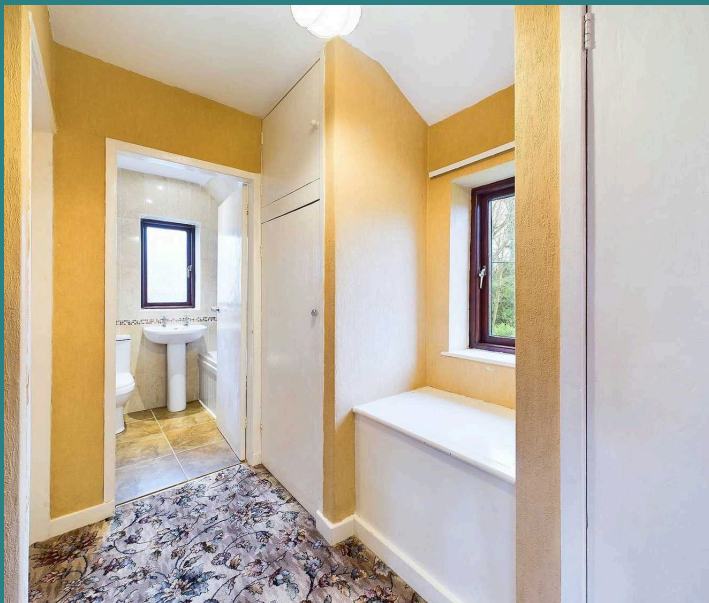
7' 2" x 8' 10" (2.18m x 2.69m)

Single room white decor, rear garden views and space with space for wardrobes.

Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)

Recently modernised three price bathroom suite. Marble styled tiles, bath with a shower above. W.C and handbasin. Upgraded spot lighting and extractor fan with a double glazed opening obscured window.



GARDEN

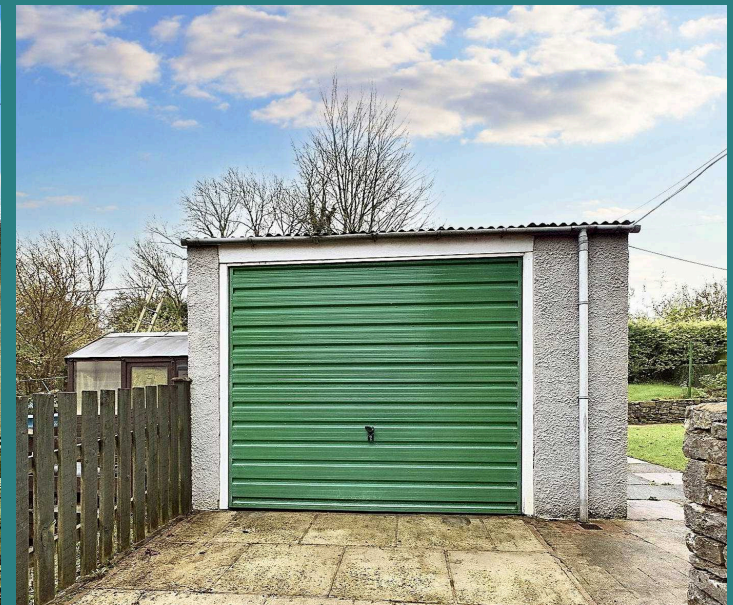
Outside the property you will find gardens to the front and rear, driveway parking for three cars plus the garage. Benefitting from open views from the front and back of the property.

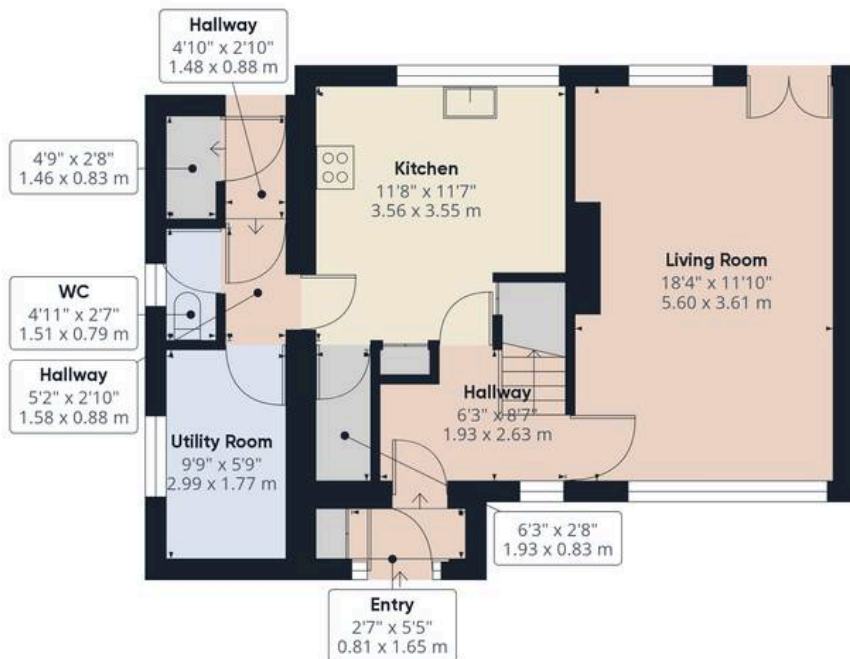
GARAGE

Single Garage

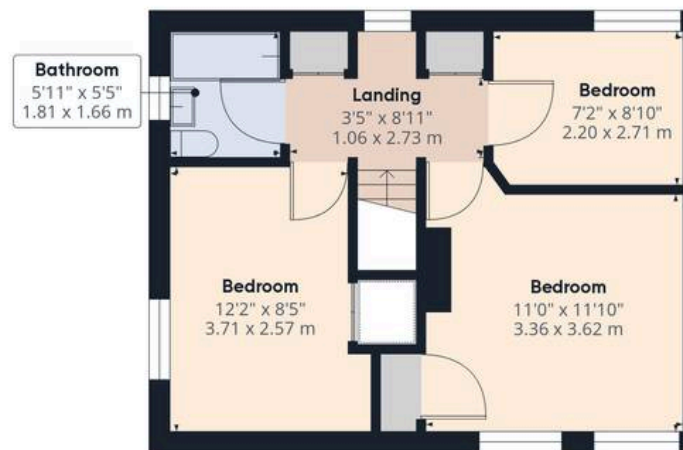
DRIVEWAY

3 Parking Spaces

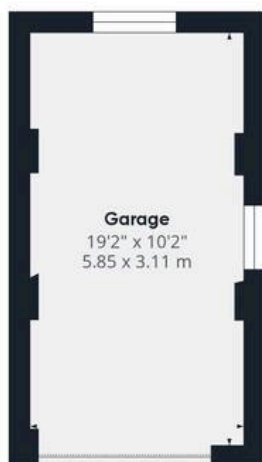




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1145.83 ft²
106.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Arnold Greenwood Estate Agents

5 Lowther Gardens, Grange-Over-Sands - LA11 7EX

015395 38077

grange@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.