

# Lindale

**£135,000**

8 Lingarth, Lindale, Grange-over-Sands, Cumbria, LA11 6LA

This Mid Terrace, 2 Bedroom property is an excellent opportunity for those looking for an affordable, compact home who have some vision and are prepared to roll up their sleeves to create a lovely cosy home. Currently a blank canvas, ready for the new owners to put their own stamp on.

Located in this popular village within the LDNPA this property is subject to a local occupancy restriction. An excellent starter home for the first time buyer or for those looking to downsize. Early viewing recommended.

## Quick Overview

- Village Location
- Within the LDNPA
- Opportunity to upgrade
- Excellent for First Time Buyers
- Pleasant views to the front
- Close to excellent Primary School & Public House
- Compact Garden
- Local Occupancy restrictions apply
- No upper chain
- Superfast Broadband



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Superfast  
Broadband



On road Parking

Property Reference: G3016



Living Room



Living Room



Kitchen



Kitchen

This will be an exciting opportunity for those just starting out and with some 'TLC', to really make this property their own.

The front door opens into the Hallway with stairs straight ahead and door to the Lounge/Dining Room. A well proportioned room with space for a small dining table, open fire with original tiled surround and large window to the front aspect. The Kitchen is bijou and now in need of replacement. An external door leads to the rear yard.

On the First Floor are 2 Double Bedrooms. Bedroom 1 is generous with pleasing front aspect towards open countryside and woodland. Bedroom 2 is also a double with pleasant rear aspect and cupboard housing the central heating boiler. The Bathroom has a coloured suite comprising WC, wash hand basin and bath.

To the rear there is a paved rear yard with useful store and to the front there is a compact front Garden with small grassed area, some plantings and well established hedge.

**Location** Lindale is a popular village just on the edge of the Lake District National Park and close to the main A590, approximately 15 minutes from Junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere with all the attractions of the South Lakes peninsula.

To reach the property from Grange over Sands turn left at the mini roundabout before the Station into Windermere Road. Follow Windermere Road into Lindale. Passing the right turn down to School Hill there is a small layby on the left and 8 Lingarth is located directly behind the grassy mound.

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Sitting Room** 16' 7" x 11' 10" (5.07m x 3.61m)

**Kitchen** 11' 1" x 6' 10" (3.38m x 2.09m)

**First Floor**

**Bedroom 1** 13' 7" x 10' 3" (4.16m x 3.13m)

**Bedroom 2** 13' 4" x 8' 7" (4.07m x 2.63m)

**Bathroom**

**Store Room**

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators. We are unable to confirm the adequate functions of any appliances or installation.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.



**Local Occupancy Restriction:** There is a Local Occupancy Restriction on this property - Any prospective purchasers would need to be able to provide evidence of 'living or working within the County of Cumbria' for 3 years prior to purchase.

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

**Viewings** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Anti Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



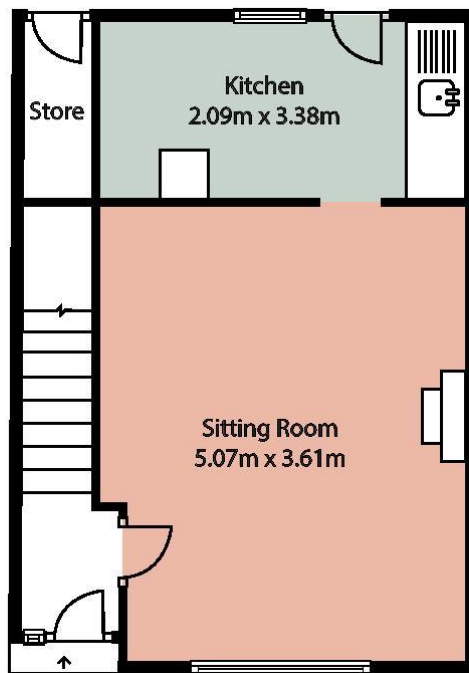
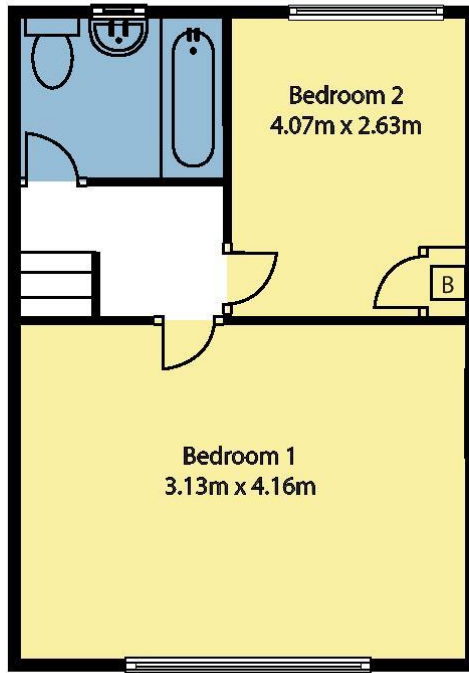
Bedroom 1



Bedroom 2



Bathroom



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 23/01/2025.