



## Grange-over-Sands

£185,000

Flat 1 Ellesmere House, Park Road, Grange-over-Sands, Cumbria, LA11 7HQ

A well-situated 2 Bedroom Ground Floor Flat with generous light rooms and original features, enjoying a level position in the sought after coastal town of Grange-over-Sands, with glimpses towards Morecambe Bay. Ideally placed for local shops, cafes and amenities, this super property offers an attractive opportunity for those seeking a central location.

The accommodation comprises Entrance Hall, Lounge, Breakfast Kitchen, 2 Bedrooms and 4 piece Bathroom. On the Lower Floor there is a large Cellar Room, Utility Area, Workshop area and 2 Store Rooms. Outside Garden and Parking for 2 cars.

Internal inspection strongly recommended.

### Quick Overview

- Level walk in to Town
- Ground Floor Flat
- Large Lounge, Breakfast Kitchen
- 2 Bedrooms and 4 piece Bathroom
- Garden and Parking
- Views towards Morecambe Bay
- Gas central heating
- Versatile accommodation
- No upper chain
- Ultrafast Broadband



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Ultrafast  
Broadband



Off road  
Parking

Property Reference: G3159



Lounge



Kitchen



Dining Kitchen



Bedroom 1

**Descriptions** Entrance Porch to the side of the property with a door leading into to entrance vestibule. A further door leads into the Entrance Hall with laminated floor, dado rail, storage cupboards and access to lower floor and all rooms. The Lounge has dual aspect with a bay window, providing winter views towards Morecambe Bay, a feature fireplace, wooden surround with tile insert and coal effect gas fire, cornicing and picture rail. The Kitchen has an attractive range of modern, gloss cabinets with chrome handles, formica worktop with single drainer stainless steel unit, built in double oven, induction hob, space for fridge and dishwasher and additional storage cupboards. There is ample space for dining furniture and a double glazed Velux window, rear entrance door and door to Bedroom 2/Study.

Bedroom 2 with loft hatch and door to en-suite saniflo WC with small basin over. Bedroom 1 is a good sized double room with bay window with town views and some views towards Morecambe Bay. Walk in wardrobes and fitted shelves. The Bathroom has a 4 piece white suite, comprising bath with hand-held shower attached to taps, vanity wash hand basin, WC and corner shower enclosure with seat/shelf, complimentary part tiled walls, extractor fan and ladder style radiator.

From the Entrance Hall, stone steps lead down to the Cellar which comprises 2 Store Rooms (1 with light), Utility Room with plumbing for washing machine, wall and base units and single drainer stainless steel unit. Workshop Area with fitted base and wall units and sump pump. The main Cellar Room with side window and door, ideal as a Hobbies Room or further storage. Wall mounted Worcester gas central heating boiler.

**Location** Perfectly situated for close, level access to the amenities of the town which include Medical Centre, Library, Post Office, Railway Station, Primary School, Cafes, Shops and Tearooms. The picturesque Edwardian Promenade, Ornamental Gardens and Band Stand. Grange is just 20 minutes from junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere where many South Lakes attractions can be found.

To reach the property follow Main Street to the mini clock-tower roundabout and bear left along The Esplanade, go past the turning for Cross Street and the driveway is immediately on the right for Ellesmere House.

what3words:

<https://what3words.com/fruity.guesswork.swordfish>

**Accommodation (with approximate measurements)**

Entrance Porch

Entrance Vestibule

Entrance Hallway

Lounge 19' 2" into bay x 11' 9" (5.85m into bay x 3.60m)

Kitchen/Breakfast Room 17' 3" max x 11' 5" max (5.26m max x 3.49m max)

Bedroom 2/Study 11' 6" x 10' 6" (3.53m x 3.21m)

En-Suite WC



**Bedroom 1** 13' 2" x 12' 5" (4.02m x 3.80m)

**Bathroom**

**Lower Ground Floor**

**2 x Store Rooms**

**Workshop Area** 13' 3" x 9' 1" (4.04m x 2.77m)

**Utility/ Room** 8' 3" x 5' 0" (2.53m x 1.53m)

**Cellar Room** 15' 8" x 10' 7" (4.80m x 3.23m)

**Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators.

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated the 15th November 2002.

**Service Charge:** There is no service charge for this property - works are done on an 'as and when' basis and shared between the 3 flats.

**Council Tax:** Band C - Westmorland and Furness Council.

**Material Information:** The cellar can be prone to occasional water ingress during periods of heavy rainfall, and a sump pump has been installed to manage this. The property may only be used as a 'private dwelling house'. No pets permitted.

**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.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £700 – £750 per calendar month. For further information and our terms and conditions please contact the Office.

**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 2



Bathroom



Rear Aspect and Parking



Garden



Floor -1

Approximate total area<sup>®</sup>  
128 m<sup>2</sup>  
1378 ft<sup>2</sup>



Floor 0

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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