



## Allways, 29 Carter Road, Grange-Over-Sands, Cumbria, LA11 7AN

An attractive two-bedroom semi-detached true bungalow surrounded by delightful gardens and benefiting from off-road parking and a detached single garage. Situated in a private residential location, this property would appeal to couples of all ages and has a successful letting record. Early viewing is highly recommended.

**£225,000**



**Allways, 29 Carter Road is a two-bedroom semi-detached true bungalow situated within the peaceful residential suburbs of Grange over Sands. The property provides well-proportioned accommodation ideally suited to couples of all ages and also boasts a successful letting record. The property features easy access into the coastal town of Grange over Sands for a wide range of local amenities.**

**Allways, 29 Carter Road is approached via sloped off road parking which leads to the detached garage and alongside the front garden. The pathway leads to the front door while an entrance porch opens onto the hallway. Internally the hallway features further access to the remaining accommodation which includes a lounge, kitchen, two bedrooms and a bathroom. Externally the property is surrounded by attractive and low maintenance front and rear garden areas.**

**This is a delightful two-bedroom semi-detached bungalow which demands early attention. Viewings are arranged via the agents and are necessary to appreciate the location and accommodation.**

**Allways, 29 Carter Road, Grange-Over-Sands, Cumbria, LA11 7AN**

### **DIRECTIONS**

Leaving Grange along Kents Bank Road proceed into Allithwaite Road before taking the left-hand turn into Carter Road. As the road bends round to the right take the left-hand turn into Carter Road and Allways is the first property on your left hand side.

### **ACCOMMODATION**

The property is approached via sloped off road driveway parking leading to a detached single garage. The parking also runs alongside the front garden while a pathway leads across the front the property to the front door. The front door opens onto an entrance porch which in turn leads into the hallway.

### **HALLWAY**

The hallway features further access to the internal accommodation which includes the lounge, kitchen, two bedrooms and a bathroom as well as a storage cupboard and loft hatch to the ceiling.

### **LOUNGE**

11'11" (3.63 m) X 15'5" (4.71 m) maximum measurements

A spacious main reception room featuring a double glazed box Bay window recess overlooking the front garden and a further double glazed window to the side. The room provides ample living space and has been finished with painted decor and decorative coving while benefiting from a wall mounted wooden surround and polished stone back and hearth with an electric fireplace.



The lounge features further space for storage or display furniture while containing television, power points and lighting. The room also features a Rointe high-efficiency electric radiator forming part of a recently fitted new heating system throughout the property.

## **KITCHEN**

10'1" (3.08 m) X 9'11" (3.04 m)

The kitchen contains an L-shaped work surface with fitted storage units throughout and contains a stainless steel single sink and drainer with mixer tap. The surface has been finished with splash back tiling and provides a four ring Belling hob and fitted Belling oven as well as recess space for a dishwasher. There is a double glazed window to the rear while the room has a central breakfast/dining area and a doorway to the rear porch. The kitchen also provides power points, lighting and a Rointe wall mounted radiator.

## **BEDROOM ONE**

11'2" (3.40 m) X 13'5" (4.10 m) maximum measurements

A large master double bedroom with double glazed Bay recess overlooking the front garden. The room has light and power points and features papered decor contrasting wall and decorative coving. The room contains a Rointe radiator.

## **BEDROOM TWO**

10'8" (3.25 m) X 11'11" (3.63 m)

A second double bedroom which has been finished with papered decor throughout. The room has a high-efficiency Rointe electric radiator along with light and power points.

## **BATHROOM**

6'5" (1.97 m) X 5'6" (1.68 m)

Comprises a three-piece suite which includes a bath with wall mounted electric shower, WC and pedestal wash hand basin.

The room has a double glazed window to the rear and contains full height tiling to the bath with half tiling to the remaining walls.

## **EXTERNALLY**

Allways is approached via sloped driveway for off road parking which leads onto the detached garage.

To the front the property is a stone paved pathway and patio seating area intersecting planted beds and islands.

To the rear of the property is a further pathway which surrounds a lawn garden with central planted island and further access to a second patio seating area.

## **GARAGE**

10'2" (3.10 m) X 16'11" (5.17 m)

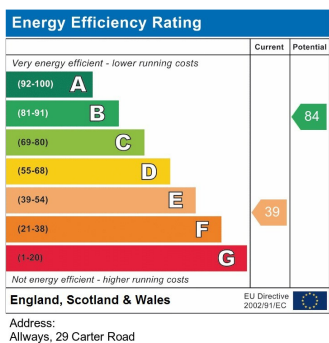
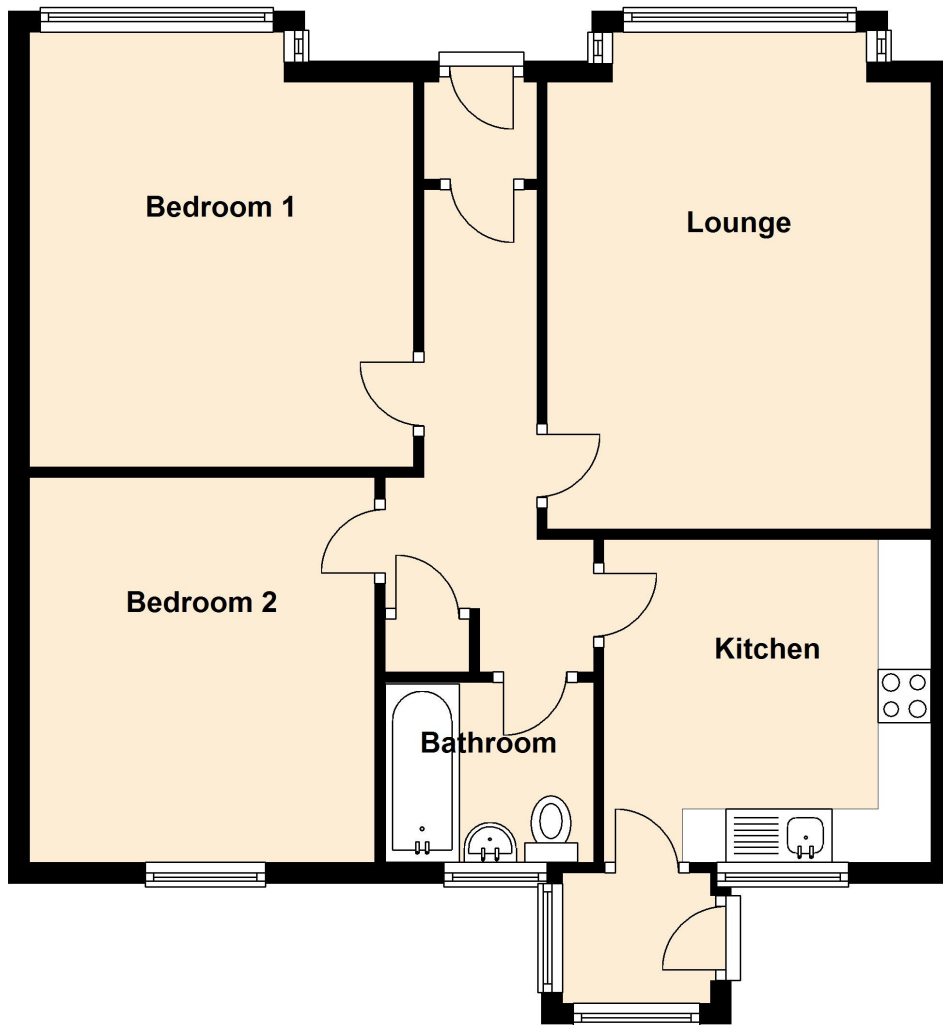
A detached single garage with electric up and over door. The garage features light and power points and provides parking or further work/storage space.

## **TENURE**

Freehold



# Ground Floor



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## Additional information and viewing

Council Tax Band: C

Local authority: South Lakeland District Council

Viewing strictly by appointment with Poole Townsend.

Barrow (01229) 811811

Dalton (01229) 467565

Ulverston (01229) 588111

Grange (015395) 33316

Milnthorpe (015395) 62044

Kendal (01539) 734455

[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)

The services, kitchen and sanitary ware, electrical appliances and plumbing and heating installation (if any) have not been tested by the Selling Agents.

Prospective purchasers should therefore undertake their own investigation/survey.

The Agents endeavour to make their sales details correct, however, intending purchasers and their conveyancers should satisfy themselves by inspection or otherwise as to their accuracy, especially where statements have been made by the Agents to the effect that the information has not been verified.

**PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY DISTANCE OR VIEWING PROPERTIES TO CHECK AVAILABILITY AND CONFIRM ANY POINT WHICH MAY BE OF PARTICULAR IMPORTANCE.**

Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards to the readings.

We do not guarantee the accuracy of the measurements.

### YOUR MORTGAGE ARRANGEMENTS

Poole Townsend Solicitors are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

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