



Flat 1, 1 Morecambe Bank, Grange-over-Sands
Asking Price £275,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk



An impressive ground floor apartment with spectacular bay views centrally located within Grange-over-Sands. Having two reception rooms, a kitchen, two double bedrooms, a four piece bathroom, cloakroom, utility room, enclosed yard with store, patio garden, carport and parking space.







FLAT 1, 1 MORECAMBE BANK

An appealing well proportioned period ground floor apartment which boasts magnificent far reaching views across the bay. Centrally located, yet pleasantly tucked away, offering easy access to the many amenities available within the popular town of Grange-over-Sands which include a variety of shops, cafes, a post office, butchers, the Promenade and the railway station. The seaside town has good bus route links and is within easy reach of the Lake District National Park and the M6.

The well presented accommodation, which retains many character features briefly comprises porch, entrance hall, sitting room, dining room, kitchen, utility room, two double bedrooms, a four piece bathroom and a cloakroom. The apartment benefits from double glazing and gas central heating.

Outside offers a private patio garden, enclosed yard with store, carport and parking space.

PORCH

5' 0" max x 3' 8" max (1.53m x 1.14m)

Painted entrance door with double glazed panel and double glazed window over, built in cupboard housing gas combination boiler.

ENTRANCE HALL

22' 8" x 16' 8" (6.93m x 5.10m)

Single glazed feature door to porch, painted door to rear yard with adjacent double glazed windows, double glazed window, two radiators, built in cloaks cupboard, built in cupboards, understairs cupboard, feature alcove, cornice, corbels, dado rail.

SITTING ROOM

19' 0" max x 13' 11" max (5.80m x 4.25m)

Double glazed box bay window with bay views, radiator, traditional open fireplace with tiled heath and back panel, cornice, picture rail.

DINING ROOM

14' 6" max x 12' 2" max (4.42m x 3.72m)

Double glazed window, radiator, built in cupboards.

KITCHEN

14' 6" max x 9' 6" max (4.42m x 2.90m)

Double glazed window, radiator, good range of base and wall units, white porcelain sink, range cooker with stainless steel splashback and extractor hood over, space for fridge freezer, plumbing for dishwasher, recessed spotlights, under wall unit lighting, panelled splashbacks.

UTILITY ROOM

8' 8" x 4' 7" (2.66m x 1.41m)

Double glazed window, base and wall units, white porcelain sink, panelled splashback, oak worktop, plumbing for washing machine.





BEDROOM

16' 8" max x 13' 10" max (5.10m x 4.24m)

Double glazed box bay window with bay views, radiator, cornice, picture rail.

BEDROOM

15' 8" max x 15' 6" max (4.80m x 4.74m)

Double glazed box bay window with bay views, radiator, original painted decorative fire surround, cornice, picture rail.

BATHROOM

9' 4" max x 9' 2" max (2.86m x 2.80m)

Double glazed window, heated towel radiator, four piece suite in white comprises W.C., wash hand basin, bath and fully tiled shower cubicle with thermostatic shower, built in cupboards, fitted mirror, partial tiling to walls.

CLOAKROOM 4' 5" max x 3' 11" max (1.35m x 1.21m)

Double glazed window, heated towel radiator, two piece suite in white comprises W.C. and wash hand basin with tiled splashback, extractor fan, fitted mirror.

OUTSIDE

There is a private patio screened with established hedging to the front of the apartment. A carport and parking space lies directly to the side and there is an enclosed yard with store at the rear.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

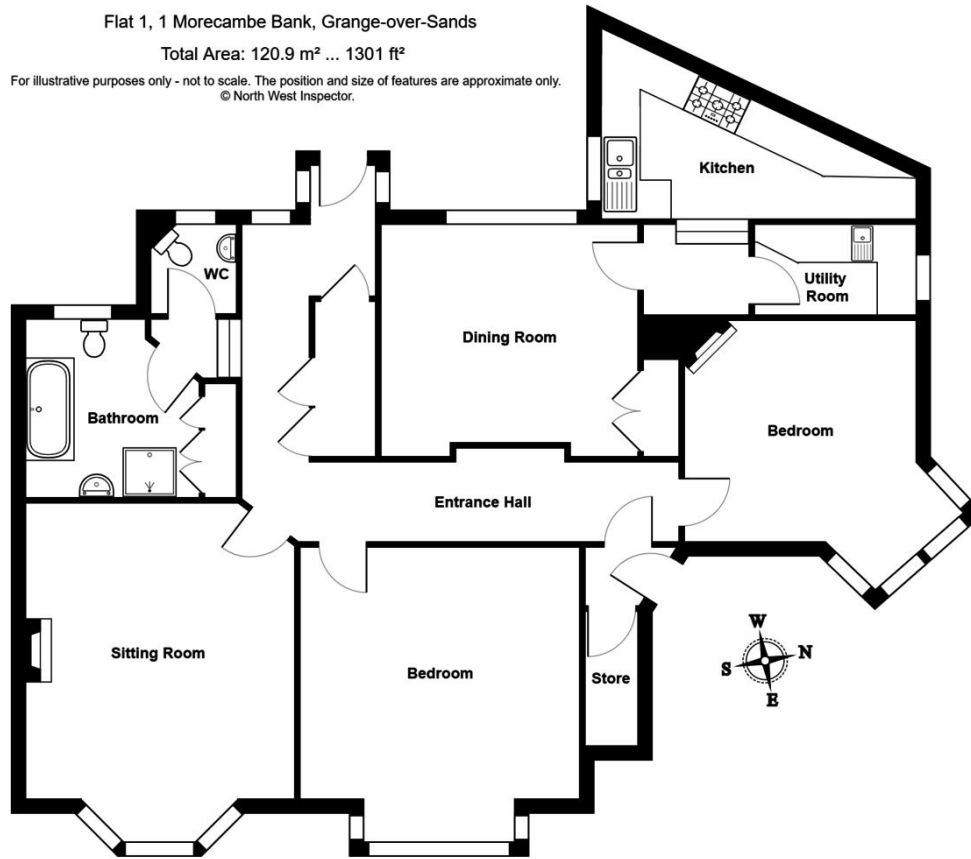
Currently Band B as shown on the Valuation Office website.



Flat 1, 1 Morecambe Bank, Grange-over-Sands

Total Area: 120.9 m² ... 1301 ft²

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Grange office (on foot) walk to the roundabout at the top of Main Street and proceed down the hill and take the first right on to Morecambe Bank. Follow the road around to the right to find 1 Morecambe Bank House on the right.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Your Local Estate Agents
Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Lettings

