



Ground Floor Flat, Ingwell House, Main Street
Grange-over-Sands
Asking Price £175,000

Your Local Estate Agents
Thomson Hayton Winkley



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A well presented ground floor apartment with generous patio garden, off road parking and views across the bay centrally located within Grange-over-Sands. The accommodation offers a sitting/dining room, kitchen, two bedrooms and a shower room. With period features and gas central heating.







GROUND FLOOR FLAT, INGWELL HOUSE

A well proportioned ground floor apartment forming part of a period property centrally located within the popular town of Grange-over-Sands where the many amenities include shops, cafes, a post office, butchers 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 briefly comprises entrance hall, sitting/dining room, modern kitchen, two double bedrooms, shower room and a store. The apartment boast many period features such as sash windows, cornicing and high skirting boards, has bay views from one of the bedrooms and has gas central heating.

Outside has a generous, low maintenance patio garden and is currently undergoing work which will soon create off road parking.

Flat 1, Ingwell House is offered for sale with no upper chain.

ENTRANCE HALL

18' 10" max x 5' 1" max (5.76m x 1.56m)

Single glazed feature door, radiator, cornice.

SITTING/DINING ROOM

22' 2" max x 13' 4" max (6.78m x 4.08m)

Single glazed sliding sash bay window, two radiators, decorative electric fire to feature fireplace, cornice, picture rail.

KITCHEN

11' 1" max x 8' 2" max (3.40m x 2.50m)

Natural light from entrance hall, good range of base and wall units, stainless steel sink, space for cooker and fridge freezer, plumbing for washing machine, extractor fan, tiled splashbacks.





INNER HALL

7' 7" max x 6' 2" max (2.32m x 1.88m)

Radiator.

BEDROOM

15' 3" max x 12' 6" max (4.67m x 3.82m)

Single glazed window, radiator, built in cupboard housing gas central heating boiler, built in cupboard and shelving to alcove, access to store.

STORE

11' 7" max x 3' 8" max (3.54m x 1.12m)

Single glazed window, radiator, lighting, fitted shelving.

BEDROOM

11' 11" max x 10' 4" max (3.65m x 3.17m)

Single glazed window with bay views, radiator.

SHOWER ROOM

7' 8" max x 7' 8" max (2.36m x 2.34m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully panelled shower cubicle with thermostatic shower fitment, extractor fan, fitted mirror with glass shelf, tiling to walls.

OUTSIDE

There is a generous paved patio to the front of the apartment bordered by a variety of established trees. Adjacent to this is an elevated gravelled area which has potential to create off road parking.

SERVICES

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

COUNCIL TAX BANDING

Currently Band B as per the Valuation Office website.

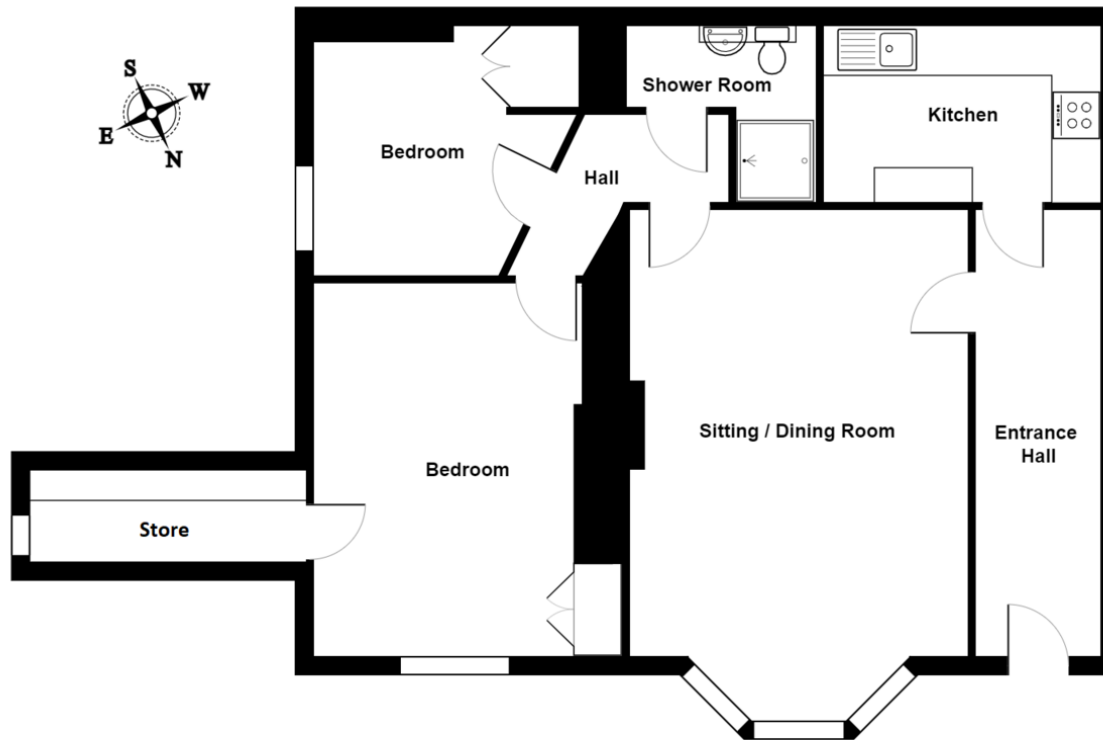
LEASEHOLD INFORMATION

LEASE LENGTH - 999 years from 1st November 1981

GROUND RENT - Peppercorn

SERVICE CHARGE – N/A





Flat 1 Ingwell House, Main Street, Grange-over-Sands

Total Area: 92.3 m² ... 993 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
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 to find Ingwell House the on the right directly after the Choco-Lori Café and Shop.

WHAT3WORDS:

eminent.apply.sues

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