



19 Cedric Walk, Grange-over-Sands  
Asking Price £260,000

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Thomson Hayton Winkley



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A beautifully presented, modern, mid terrace town house with fine views across the bay located in a popular residential area within Grange-over-Sands. Having a sitting room, dining kitchen, two double bedrooms, bathroom, cloakroom, garage, parking and gardens. Occupancy restrictions apply.











## 19 CEDRIC WALK

A modern well proportioned mid terrace town house with impressive views across Morecambe Bay pleasantly located towards the head of a cul-de-sac in a popular residential area situated just minutes from the centre of Grange-over-Sands. The property is conveniently placed for the many amenities available both in and around the historic seaside town and offers easy access to road links to the M6 and the Lake District National Park.

The beautifully presented accommodation briefly comprises entrance hall, sitting room and cloakroom to the ground floor, modern dining kitchen with access to the garden on the lower ground floor and two double bedrooms and a bathroom to the first floor. This appealing property benefits from double glazing and gas central heating.

The recently constructed property, which has five years remaining on the guarantee, was built to suit low energy living and there are Photovoltaic solar panels on the roof to supplement the electricity.

Complementing this lovely home is off road parking to the front of the garage and a delightful enclosed rear garden boasting far reaching views.

Occupancy restrictions apply, please contact our Grange office for further details.

## GROUND FLOOR

### ENTRANCE HALL

14' 0" max x 6' 5" max (4.29m x 1.98m)

Feature entrance door with double glazed panel, double glazed window to stairwell, radiator, built in cupboard.

### SITTING ROOM

15' 3" max x 10' 5" max (4.67m x 3.19m)

Two double glazed windows, two radiators.

### CLOAKROOM

5' 10" max x 3' 11" max (1.78m x 1.20m)

Double glazed window, radiator, two piece suite in white comprises W.C. and wash hand basin with tiled splashback, dado rail, extractor fan.









## LOWER GROUND FLOOR

### HALL

7' 3" x 4' 1" (2.23m x 1.26m)

Double glazed window to stairwell, radiator, understairs storage cupboard with lighting.

### DINING KITCHEN

15' 7" max x 14' 1" max (4.75m x 4.30m)

Double glazed door with adjacent double glazed windows with remote control motorised blind system, good range of base, wall and larder units, stainless steel sink, space for electric cooker, fridge freezer and tumble dryer, plumbing for washing machine, gas central heating boiler, tiled splashbacks.

## FIRST FLOOR

### LANDING

4' 2" x 3' 9" (1.28m x 1.16m)

Double glazed window to stairwell.

### BEDROOM

15' 5" max x 13' 7" max (4.71m x 4.15m)

Double glazed dormer window, double glazed Velux window, radiator.

### BEDROOM

14' 7" x 8' 9" (4.46m x 2.69m)

Double glazed window, radiator, loft access.

### BATHROOM

10' 0" x 5' 9" (3.05m x 1.76m)

Two double glazed windows, heated towel radiator, three piece suite in white comprises W.C. wash hand basin and bath with electric shower over, extractor fan, partial tiling to walls.

## GARAGE

18' 0" x 8' 10" (5.50m x 2.70m)

Up and over door, light and power, fitted shelving.

## OUTSIDE

There is off road parking for one vehicle to the front of the garage together with a small low maintenance garden to the front of the house. The rear of the property, which is directly accessed via the dining kitchen, offers a delightful enclosed low maintenance patio garden which takes full advantage of the bay views.

## SERVICES

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

## COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.

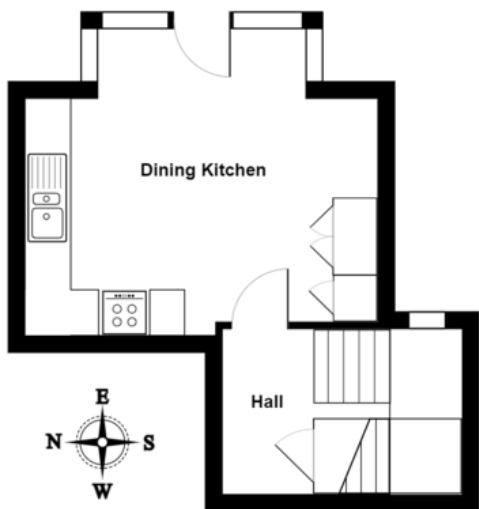
## LEASEHOLD INFORMATION

LEASE LENGTH #### years from ###

GROUND RENT £### per annum

SERVICE CHARGE £### per month/quarter/annum

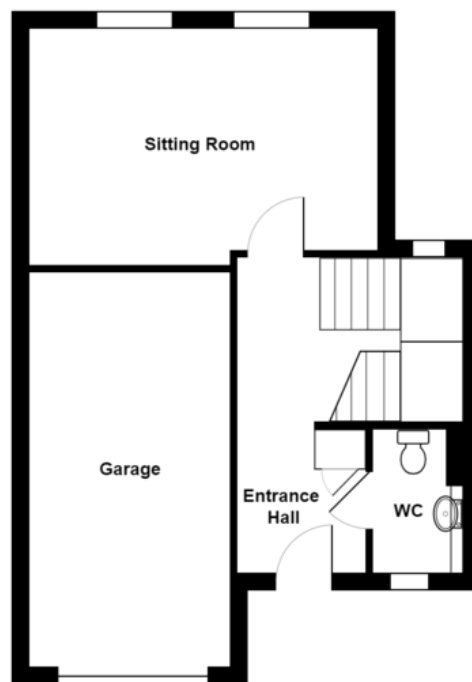




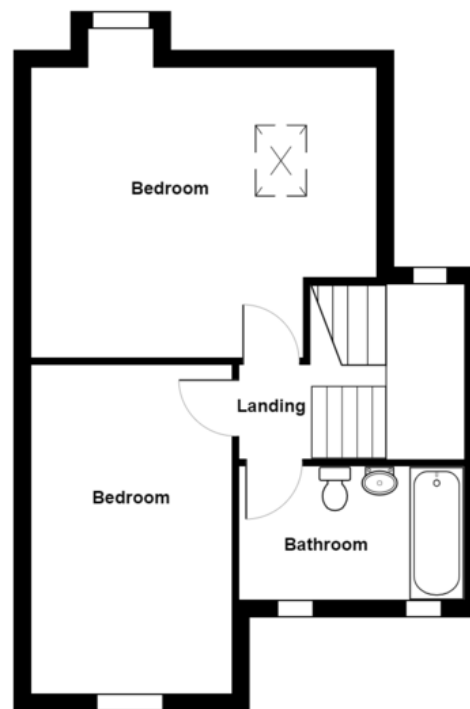
**Lower Ground Floor**

19 Cedric Walk, Grange over Sands  
 Total Area: 108.7 m<sup>2</sup> ... 1170 ft<sup>2</sup>

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



**Ground Floor**



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

Proceed along The Esplanade and continue as this becomes Park Road, just after the junction turn left onto Cedric Walk, the property is found in the in the right hand corner of the development.

**WHAT3WORDS:**

noodle.shredder.capers

**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

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