



5A&B Mayfield Terrace, Grange-over-Sands
Asking Price £310,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

A well proportioned end terrace house with five bedrooms and bay views situated in the popular coastal town of Grange-over-Sands. The accommodation, which is laid to four floors, is currently two individual dwellings. With gardens to front and rear and off road parking for two vehicles.







5A&5B MAYFIELD TERRACE

A well proportioned end terrace property with bay views situated within the historic seaside town of Grange-over Sands with its extensive range of shops, cafes and hotels, a library, health care, railway station and post office. The apartment offers easy access to the market town of Kendal, both the Lake District and Yorkshire Dales National Parks and the M6.

The accommodation, which is laid to four floors, is currently operating as two individual two bedroom dwellings, 5A and 5B, each accessed via a shared entrance hall and each having their own services.

5A briefly comprises shared ground floor entrance hall to private entrance hall, sitting room, dining room, sun room and kitchen and there are two double bedrooms, with one having a garden room, a hall, shower room and utility room to the lower ground floor. 5A benefits from double glazing and gas central heating.

5B briefly comprises shared ground floor entrance hall to first floor landing, sitting room, kitchen, bedroom and shower room. There is a landing with storage and two further bedrooms, with one having a dressing room, on the second floor. 5B benefits from double glazing and gas central heating.

Outside has gardens to the front and rear together with off road parking for two vehicles.

The property is offered for sale with no upper chain.

5A

GROUND FLOOR

ENTRANCE HALL

5' 11" max x 5' 7" max (1.81m x 1.71m)

Shared with 5B, double glazed door, cornice.

HALL

12' 0" max x 3' 2" max (3.66m x 0.99m)

Radiator, cornice.

SITTING ROOM

16' 6" max x 13' 8" max (5.03m x 4.18m)

Double glazed bay window, radiator, two built in cloaks cupboards, cornice, picture rail.

KITCHEN

9' 11" max x 5' 11" max (3.03m x 1.81m)

Double glazed window with bay views, base and wall units, stainless steel double sink, gas central heating boiler, space for fridge freezer, plumbing for dishwasher.

DINING ROOM

13' 8" x 13' 4" (4.19m x 4.08m)

Decorative electric fire to traditional tiled fireplace, natural light from sun room and kitchen, radiator, base and wall units, cornice, picture rail.

SUN ROOM

10' 5" x 4' 7" (3.18m x 1.40m)

Two double glaze windows with bay views, radiator.

LOWER GROUND FLOOR

HALLWAY

11' 4" x 6' 0" (3.46m x 1.83m)

BEDROOM

15' 7" max x 11' 6" max (4.76m x 3.52m)

Double glazed window, radiator, fitted wardrobes, two built in wardrobes.

BEDROOM

13' 3" x 11' 5" (4.05m x 3.48m)

Natural light from garden room, radiator, built in cupboards and hanging rails to alcoves.

GARDEN ROOM

10' 7" x 4' 7" (3.23m x 1.42m)

Double glazed door to garden, double glazed window with bay views, radiator.





SHOWER ROOM

9' 11" max x 5' 10" max (3.03m x 1.79m)

Double glazed window, radiator, three piece suite comprises W.C., wash hand basin and fully tiled shower with electric shower fitment, fitted mirrored wall unit, tiling to walls.

UTILITY ROOM

6' 0" x 5' 1" (1.84m x 1.57m)

Radiator, light and power, plumbing for washing machine, fitted shelving.

5B

GROUND FLOOR

ENTRANCE HALL

Shared with 5A, double glazed door, cornice.

FIRST FLOOR

LANDING

9' 10" x 5' 2" (3.00m x 1.58m)

Cornice.

SITTING ROOM

13' 9" max x 10' 11" max (4.20m x 3.33m)

Double glazed window with bay views, two radiators, cornice.

KITCHEN

9' 7" x 8' 1" (2.93m x 2.48m)

Double glazed window, good range of base and wall units, sink, built in oven and microwave, electric hob with glass splashback and extractor hood over, integrated fridge, freezer and dishwasher, built in washing machine, cornice, tiled splashbacks.

BEDROOM

13' 11" max x 11' 0" max (4.26m x 3.37m)

Double glazed window, radiator, cornice.

SHOWER ROOM

8' 2" x 7' 3" (2.51m x 2.22m)

Double glazed window with bay views, radiator, three piece suite in white comprises W.C. with panelled splashback, wash hand basin with panelled splashback and fully panelled shower cubicle with electric shower fitment, good range of fitted wall units with one housing gas central heating boiler, partial tiling to walls.

SECOND FLOOR

LANDING

5' 8" max x 5' 2" max (1.73m x 1.59m)

Built in storage cupboards, wall light.

BEDROOM

13' 3" max x 12' 11" max (4.05m x 3.96m)

Double glazed window with bay views, radiator, fitted desk, wall light.

DRESSING ROOM

9' 11" max x 8' 3" max (3.03m x 2.52m)

Radiator, lighting, fitted shelving and hanging rails.

BEDROOM

10' 7" max x 8' 9" max (3.25m x 2.67m)

Double glazed window, two radiators, built in cupboard, substantial eaves storage with lighting.

OUTSIDE

There is a well stocked garden at the front of the house. A patio and garden lie to the rear together with off road parking for two vehicles.

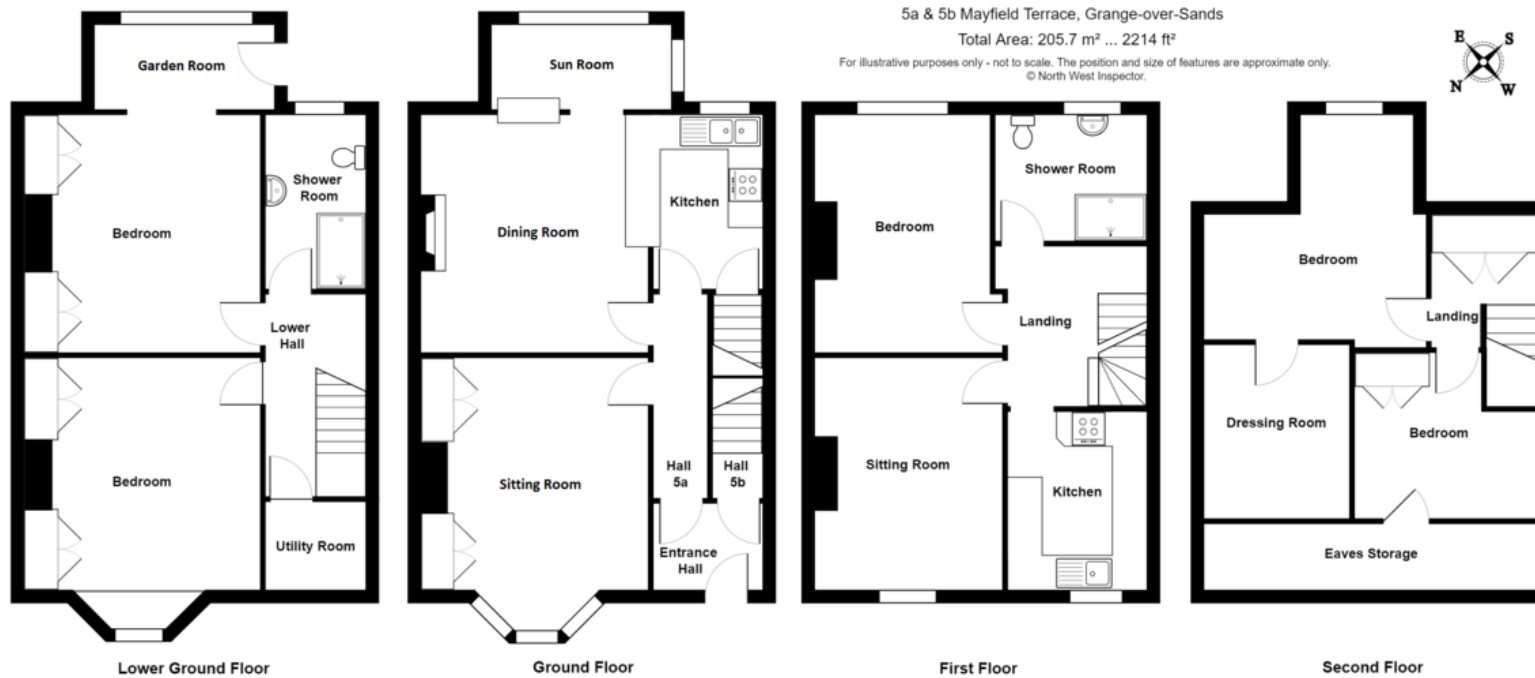
SERVICES

Mains electricity, mains gas, mains water, mains drainage for both 5A & 5B.

COUNCIL TAX BANDING

Currently Band B for both 5A & 5B as per the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

DIRECTIONS

Leave Grange in the direction of Allithwaite. Proceed along Kents Bank Road and turn left in to Thornfield Road. Take the first left turn left into the private lane where there are two parking spaces immediately on the left belonging to 5A&B Mayfield Terrace.

WHAT3WORDS

eagle.payback.shelving

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

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999

E.kendal@thwestestateagents.co.uk E.windermere@thwestestateagents.co.uk E.grange@thwestestateagents.co.uk 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

