



2 Yew Tree Court, Cart Lane
Grange-over-Sands
Asking Price £230,000

Your Local Estate Agents
Thomson Hayton Winkley



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A deceptively spacious apartment with views towards Morecambe Bay located in Grange-over-Sands. The accommodation, which would now benefit from being updated cosmetically, offers a sitting room, dining kitchen, two bedrooms, bathroom and store. With garage, parking and substantial garden.







2 YEWTREE COURT

A well proportioned apartment forming part of a barn conversion with similar properties pleasantly located on the fringe of Grange-over-Sands where shops, cafes, a post office, butchers and a railway station are amongst the many amenities available there. Grange-over-Sands offers easy access to the Lake District National Park and road links to the M6.

The first floor accommodation, which has views towards Morecambe Bay from the rear aspect, offers a sitting room, dining kitchen, two bedrooms, bathroom, ground floor versatile room with staircase fitted with stair lift giving assisted access to the first floor apartment, partial double glazing and electric heating.

Outside there is a generous detached garden with garage and parking.

GROUND FLOOR

VERSATILE ROOM

9' 4" max x 9' 1" max (2.85m x 2.79m)

Single glazed door and window, electric storage heater, fitted wall units, fitted coat hooks, staircase with stairlift to first floor apartment.

OPEN PORCH

3' 4" x 2' 9" (1.02m x 0.85m)

Lighting.

FIRST FLOOR

ENTRANCE

6' 0" max x 4' 11" max (1.85m x 1.51m)

Single glazed window, fitted coat hooks.

HALL

16' 9" max x 5' 4" max (5.13m x 1.64m)

Double glazed window, exposed beam.

SITTING ROOM

21' 5" max x 11' 3" max (6.55m x 3.44m)

Double glazed window with Bay views, two electric storage heaters, traditional fireplace with electric fire, serving hatch to dining kitchen.

DINING KITCHEN

15' 4" max x 10' 11" max (4.68m x 3.34m)

Double glazed Bay window with Bay views, electric storage heater, base and wall units, stainless steel sink, space for cooker with extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, serving hatch to sitting room.





INNER HALL

6' 6" x 5' 9" (2.00m x 1.76m)

Built in airing cupboard housing hot water cylinder, built in cupboards, loft access.

BEDROOM

18' 1" max x 11' 6" max (5.53m x 3.53m)

Double glazed window, electric storage heater, access to ground floor store.

BEDROOM

11' 5" max x 11' 5" max (3.48m x 3.48m)

Double glazed window with Bay views, electric storage heater, built in wardrobe, fitted mirror.

BATHROOM

8' 3" x 8' 0" (2.54m x 2.45m)

Double glazed window, heated towel rail, wall mounted electric heater, three piece suite in white comprises, W.C., wash hand basin and bath with tiled splashback, fitted mirrored wall unit, wall light with shaver point, fitted mirrors and glass shelving.

OUTSIDE

Accessed via a gated entrance located at the end of the barn conversion is substantial outside space which includes a shared driveway, privately owned garage and privately owned summer house and lawned garden with established shrubs.

SERVICES

Mains electricity, mains water, mains drainage.

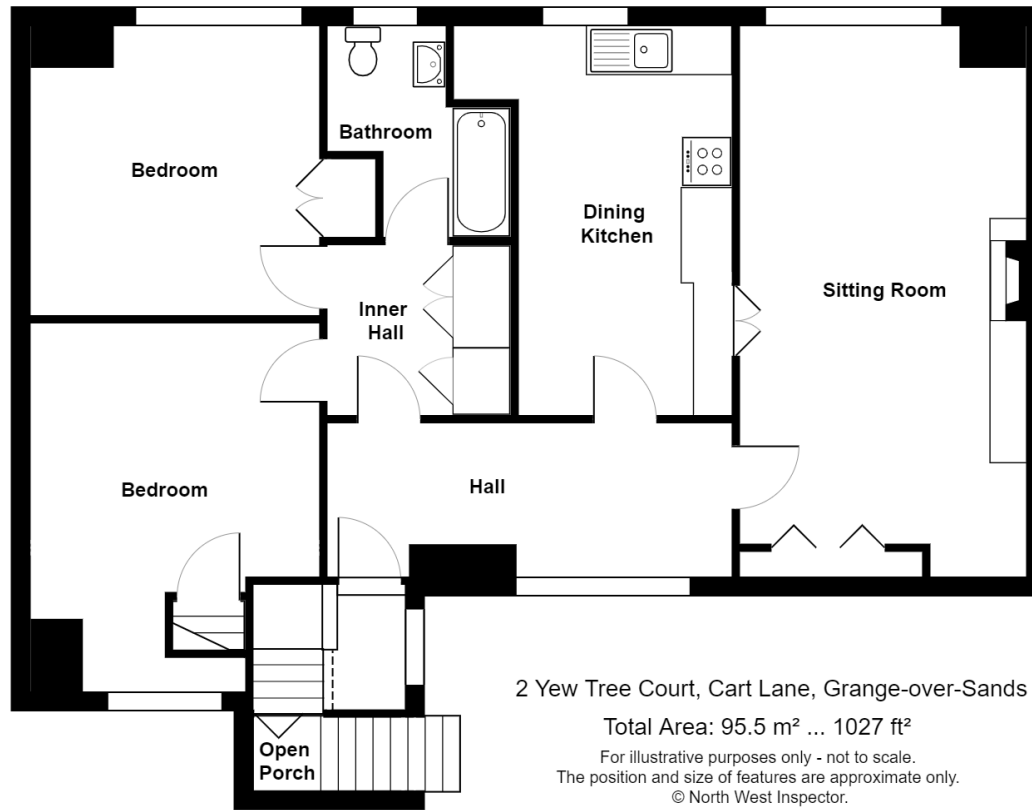
COUNCIL TAX BANDING

Currently band B as per the Valuation Office website.

DIRECTIONS

Leave Grange centre heading along The Esplanade, continue as this road becomes Park Road and





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

DIRECTIONS

Leave Grange centre heading along The Esplanade, continue as this road becomes Park Road and then Kents Bank Road. Turn left in to Cart Lane and continue to pass the entrance to Yew Tree Road to find 2 Yew Tree Court located on the left.

WHAT3WORDS:

frozen.clockwork.stick

Important Notice

Ground Floor

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First Floor

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