



2 Birch Lea, Berry Bank Road  
Grange-over-Sands  
Asking Price £275,000

Your Local Estate Agents  
Thomson Hayton Winkley



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A well proportioned first floor apartment with spectacular views across Morecambe Bay located in the popular town of Grange-over-Sands . The well presented accommodation offers a sitting room, kitchen, dining hall, two bedrooms and a shower room. With garage, parking and generous gardens.







## 2 BIRCH LEA

A well proportioned first floor apartment which boasts spectacular panoramic views ranging from the Howgills, Arnside Knott, Ingleborough and the Morecambe Bay coastline. The apartment is situated on a pleasant cul-de-sac in a desirable residential area. The location is convenient for Grange-over Sands where shops, cafes, a post office, butchers and a railway station 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 attractive well presented accommodation briefly comprises porch, dining hall, sitting room, modern kitchen, two bedrooms and a modern bathroom. The apartment benefits from double glazing and gas central heating.

Outside offers driveway parking to the front of the garage, elevated sun terrace and gardens to the front and rear.

2 Birch Lea is offered for sale with no upper chain.

### PORCH

5' 0" x 2' 9" (1.54m x 0.85m)

Double glazed door, lighting, cornice.

### DINING HALL

10' 6" max x 7' 9" max (3.22m x 2.37m)

Single glazed door to porch, double glazed window with bay views, two radiators, built in cloaks and storage cupboard, cornice.

### KITCHEN

10' 11" max x 9' 11" max (3.33m x 3.03m)

Two double glazed windows, excellent range of base and wall units, undermounted stainless steel sink to granite worktops and upstands, built in oven, induction hob with granite splashback and extractor hood over, integrated fridge, freezer and dishwasher, built in washing machine, gas central heating boiler, recessed spotlights, loft access.

**SITTING ROOM** 18' 0" max x 13' 9" max (5.50m x 4.20m) Double glazed bay window with panoramic bay views, radiator, living flame gas fire to conglomerate hearth and back panel with painted surround, cornice.





## BEDROOM

13' 10" max x 11' 10" max (4.24m x 3.62m)

Double glazed window, radiator, built in wardrobe, picture rail.

## BEDROOM

9' 11" x 9' 1" (3.04m x 2.79m)

Double glazed window, radiator, picture rail.

## SHOWER ROOM

8' 10" max x 7' 5" max (2.70m x 2.27m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin with panelled splashback and fully panelled shower cubicle with electric shower fitment, built in airing cupboard housing hot water cylinder, fitted mirror with shelf, recessed spotlights, panelling to walls.

## GARAGE

17' 0" max x 9' 1" max (5.20m x 2.78m)

Up and over, door, single glazed window, light and power, fitted shelving, water supply.

## OUTSIDE

The front of the apartment offers a well stocked grass verge and driveway parking to the front of the garage, an elevated sun terrace is located outside the entrance door which takes full advantage of the views and the generous enclosed rear garden includes a patio, lawn bordered with established trees and shrubs and a timber garden shed.

## LEASEHOLD INFORMATION

LEASE LENGTH 999 years from 2018 - Both Flats 1 & 2

Birch Lea share ownership of the Freehold

GROUND RENT - N/A

SERVICE CHARGE - N/A

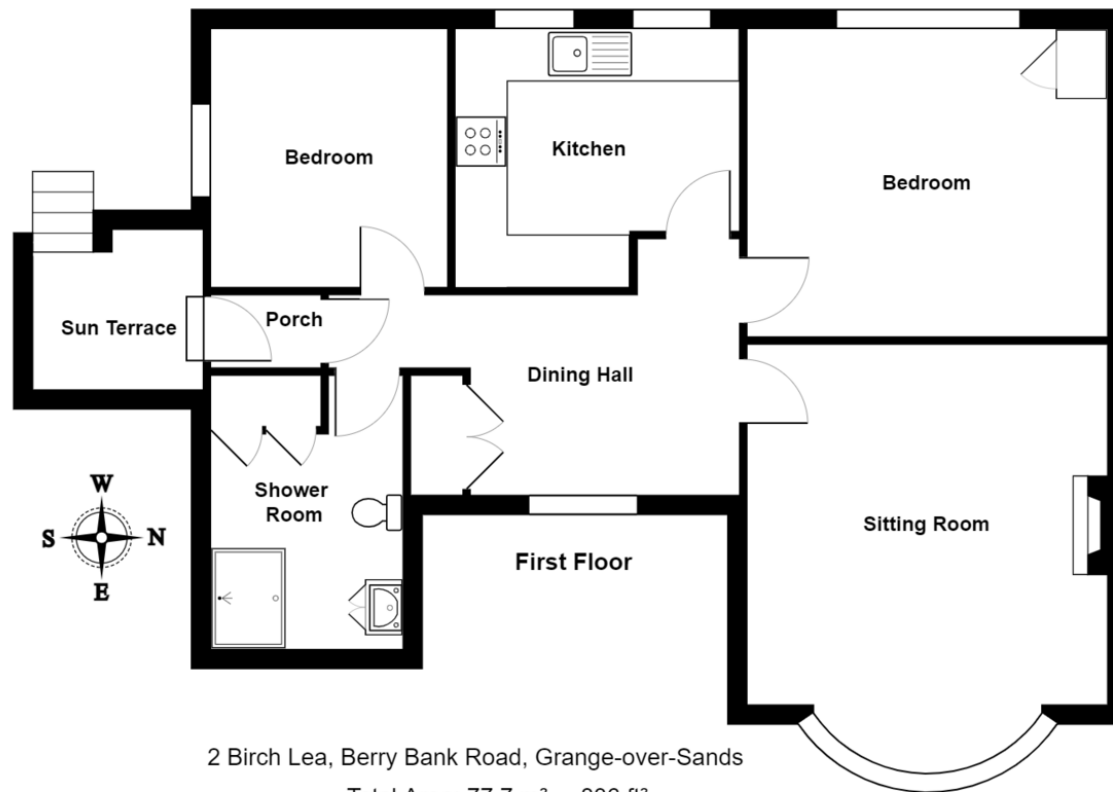
## SERVICES

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

## COUNCIL TAX BANDING

Currently band D as per the Valuation Office website.





2 Birch Lea, Berry Bank Road, Grange-over-Sands

Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>

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		74   C
55-68	D	58   D	
39-54	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, as you see Cartmel Grange Nursing Home (right hand side) Berry Bank Road is then located on the left with 2 Birch Lea being clearly marked on the left.

### WHAT3WORDS:

teaspoons.qualified.scoop

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