



56 Kirkhead Road, Grange-Over-Sands
£325,000 Freehold



56 Kirkhead Road

Grange-Over-Sands, Grange-Over-Sands

A well proportioned light and airy property situated in a quiet and picturesque residential area close to Kents Bank railway station, which provides a link with the Furness Peninsula, Lancaster and Manchester airport. The path from Kents Bank leads to the popular Edwardian Promenade which provides a scenic, level walk into Grange-over-sands where a comprehensive range of amenities can be found such as a medical centre, opticians, churches, library, primary school, post office, shops, restaurants and cafes. Hilbre is in the perfect location to explore the Lake District, the Yorkshire Dales and West coast of Cumbria but there is a wealth of interesting places to visit near at hand. The village of Allithwaite is within walking distance and provides a local school, childrens playground, community centre, public house/restaurant, and church. The popular medieval village of Cartmel with its ancient Priory, racecourse, park and famous restaurants is a walk or short drive away. The property has beautiful far-reaching views at the side and back of the adjacent fields to Wartbarrow Fell and the Coniston mountain range. At the south facing front there are picturesque view of Kirkhead Tower.

This deceptively spacious true bungalow comprises of a porch, entrance hall, sitting room, kitchen, utility room, dining room, three double bedrooms and a family bathroom on one level. The property benefits from double glazing and gas central heating. A loft hatch in the hall leads to a very spacious loft space which is suitable for conversion to an additional bedroom given the relevant planning permission. A sympathetically designed extension at the rear of the property with slate roof provides an additional reception room. Outside the bungalow is complemented by well established lawned gardens to the front and rear with an ample driveway to the front providing space for two to three vehicles.

- Long distance views
- Semi-detached property
- Sitting room with open fireplace
- Kitchen dining room
- Three double bedrooms
- Generous gardens to front and rear
- Family bathroom

To reach the property travel from Grange-over-Sands along Kents Bank Road. Travel up Risedale Hill (with the big pink building on the right!) continuing towards the village of Allithwaite until you see a turning on the left hand side into Kirkhead Road. Follow the road and Hilbre is the first property on the left hand side.

WHAT3WORDS:dawn.oaks.munch

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





GROUND FLOOR

PORCH

3' 10" x 1' 11" (1.17m x 0.58m)

Both max. Single glazed hardwood double-opening door.

ENTRANCE HALL

21' 0" x 8' 6" (6.41m x 2.60m)

Both max. A spacious hall with doors opening off to other rooms.

Three sets of fitted cupboards with bespoke panelled doors. Loft hatch, double radiator, inner door, Delft rack.

SITTING ROOM

14' 5" x 14' 5" (4.40m x 4.39m)

Both max. A good-sized reception room with an open Baxi fireplace set in its original tiled surround and plaster covering. Very light and airy due to the south facing window which overlooks the front garden and Kirkhead Tower. New double glazed UPVC windows, double radiator and single radiator, tv and telephone points, fast broadband connection.

KITCHEN

12' 10" x 8' 9" (3.92m x 2.66m)

Both max. Dual aspect kitchen situated at the end of the hall with a view of the rear garden and over fields to Allithwaite at the side. Double glazed hardwood windows, fitted lower and upper kitchen units on three sides with work tops incorporating a single drainer stainless steel sink with mixer tap, and tiled splashback. Extractor fan located over cooker space, space for fridge/freezer and dishwasher. Drayton central heating controls.

UTILITY ROOM

7' 0" x 6' 0" (2.13m x 1.83m)

Both max. Hardwood rear door with double glazed panel, hardwood double glazed window. Worktop with cupboard under for "Ideal boiler", plumbing for washing machine and tumble dryer over.

Radiator, loft hatch gives access to dining room extension roof space.



DINNING ROOM

14' 5" x 12' 0" (4.39m x 3.67m)

Both max. An archway from the utility room and kitchen leads to this light and airy triple aspect room, with views over adjacent fields to the Lake District mountains and rear garden. Two hardwood double glazed windows, UPVC double glazed door with side panel gives access to the rear garden and block paved patio. Two radiators.

BEDROOM

14' 1" x 11' 1" (4.30m x 3.37m)

Both max. Generous sized double bedroom with plaster coving and pleasant views over the rear garden. Double glazed Hardwood window. Radiator.

BEDROOM

12' 10" x 10' 11" (3.92m x 3.32m)

Both max. Double bedroom with views over fields to the Lake District mountains. Double glazed hardwood window. Radiator. Sink with white tiled splashback.

BEDROOM

12' 10" x 12' 4" (3.92m x 3.77m)

Both max. Double bedroom with views over front garden and Kirkhead Tower. New UPVC double glazed window. radiator.

BATHROOM

8' 5" x 5' 11" (2.56m x 1.81m)

Both max. Hardwood double glazed frosted glass window. Radiator. Three piece bathroom suite comprises W.C., wash hand basin in a vanity unit, and bath with thermostatic shower over. Air cupboard containing shelving and hot water cylinder.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.







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Total Area: 114.9 m² ... 1237 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestateagents.co.uk • www.thwestateagents.co.uk

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