



Flat 24, Hampsfell Grange Hampsfell Road, Grange-Over-Sands
£140,000



Flat 24

Hampsfell Grange Hampsfell Road, Grange-Over-Sands

A well proportioned two bedroom purpose built first floor McCarthy & Stone retirement apartment exclusive for those aged 60 years and over. The development is situated in a quiet residential area within the heart of Grange-over-Sands offering easy access to the many amenities available within the popular town including shops, cafes, a post office, butchers, church, the Promenade and the railway station with a direct line to Manchester Airport. The seaside town has good bus route links and is within easy reach of the Lake District National Park and the M6.

Set in a prime location within close proximity to the town amenities, this first-floor apartment offers a comfortable and convenient living space. The well-maintained property boasts double glazing and electric heating throughout, ensuring a warm environment. The light and airy sitting dining room provide a welcoming atmosphere for relaxation and entertainment. From the sitting dining room you can find the kitchen that has everything you need for all your cooking needs. The two generously sized double bedrooms offer ample space, with one benefiting from built-in storage solutions. A modern bathroom with a walk in shower complements the property, further enhancing its appeal. Residents can enjoy the convenience of private parking, as well as easy access to local transport services and road links to the stunning Lake District National Park. Offered with no onward chain.

In addition to the internal features, the apartment also benefits from a well-maintained outside space, ideal for enjoying the fresh air and scenic surroundings. The communal gardens provide a peaceful retreat, perfect for outdoor relaxation and social gatherings.

The communal areas include a residents lounge, laundry room, guest suite for overnight visitors, landscaped gardens and

FIRST FLOOR

ENTRANCE HALL

13' 5" x 4' 0" (4.08m x 1.21m)

SITTING/DINING ROOM

22' 8" x 10' 9" (6.92m x 3.28m)

KITCHEN

8' 2" x 7' 6" (2.49m x 2.29m)

BEDROOM

15' 7" x 9' 1" (4.75m x 2.76m)

BEDROOM

13' 8" x 9' 2" (4.16m x 2.80m)

BATHROOM

6' 6" x 5' 5" (1.99m x 1.66m)

EPC RATING C

SERVICES

Mains electric, mains water, mains drainage

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.





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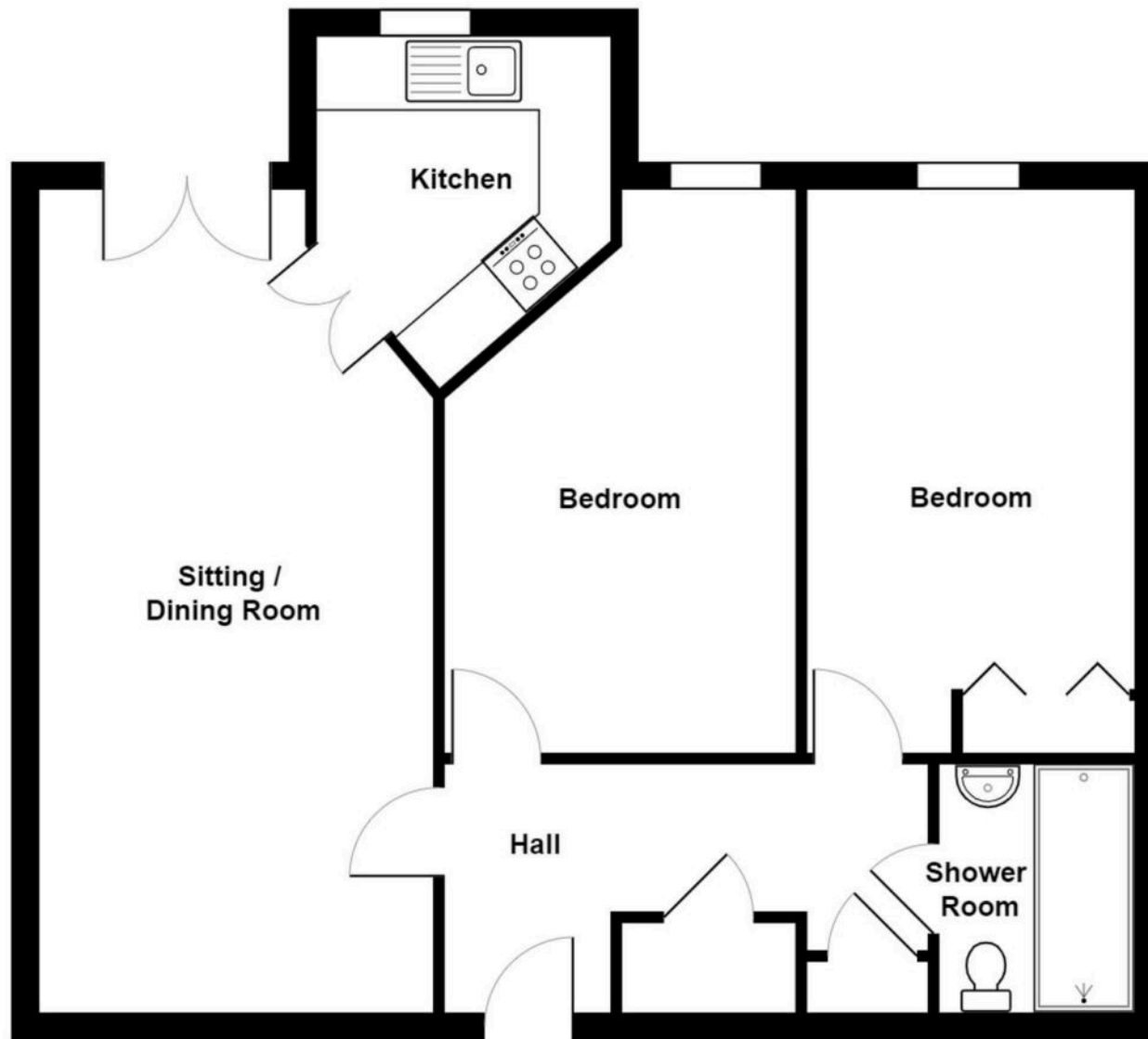




ALLOCATED PARKING

1 Parking Space





24 Hampsfell Grange Hampsfell Road

Total Area: 67.8 m² ... 730 ft²



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

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THW Estate Agents

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