



Flat 2, Clonmel, 10 Grange Fell Road
£160,000



Flat 2

Clonmel, Grange-Over-Sands

A ground floor flat occupying an elevated position is both centrally located yet pleasantly tucked away, offering easy access to the many amenities available within the popular town which include a variety of shops, cafes, a post office, butchers, the Promenade and the railway station. The coastal town has good bus route links and is within easy reach of the Lake District National Park and the M6.

Nestled in the charming seaside town of Grange-over-Sands, this ground floor 2-bedroom flat presents an exciting opportunity for those seeking a renovation project. Boasting a substantial sitting room and separate dining area, this property offers ample space for comfortable living. The layout comprises two bedrooms, with one generously sized double room, ideal for relaxation. The three-piece suite bathroom caters to every-day needs, while the property's convenient location provides easy access to the town's amenities and local transport services. The property also features a cellar which is great for all storage needs.

Beyond the interiors, the property boasts a front garden. The substantial lawn is enveloped by a variety of established trees, hedges, and flower beds, creating a tranquil oasis for outdoor enjoyment. A pathway meanders through the garden, leading up to the property from the road, enhancing the overall appeal of the exterior space. Additional features include on-street parking, making this flat an inviting prospect for those looking to create a personalised haven in a sought-after location.

- Ground floor apartment
- Located in the seaside town of Grange-over-Sands
- Substantial sitting room and dining room
- Easy access to the towns amenities and local transport services
- Two bedrooms with one being a double
- Road links to the Lake District National Park and the M6 Motorway
- Three piece suite bathroom
- Property in need of renovation
- Gardens to the front
- On street parking

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.

EPC RATING

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX: BAND

TENURE: LFREEHOLD

DIRECTIONS

From the Grange office take a left and follow the Grange Fell Road and the property is on the right before the turning for Eden Mount Road.

WHAT3WORDS: mint.decanter.madder





GROUND FLOOR

ENTRANCE HALL

5' 8" x 4' 9" (1.73m x 1.46m)

SITTING ROOM

17' 6" x 10' 2" (5.34m x 3.10m)

DINING ROOM

12' 0" x 11' 1" (3.65m x 3.38m)

KITCHEN

11' 2" x 8' 9" (3.40m x 2.66m)

BEDROOM

11' 1" x 8' 11" (3.37m x 2.72m)

BEDROOM

12' 9" x 5' 4" (3.88m x 1.63m)

BATHROOM

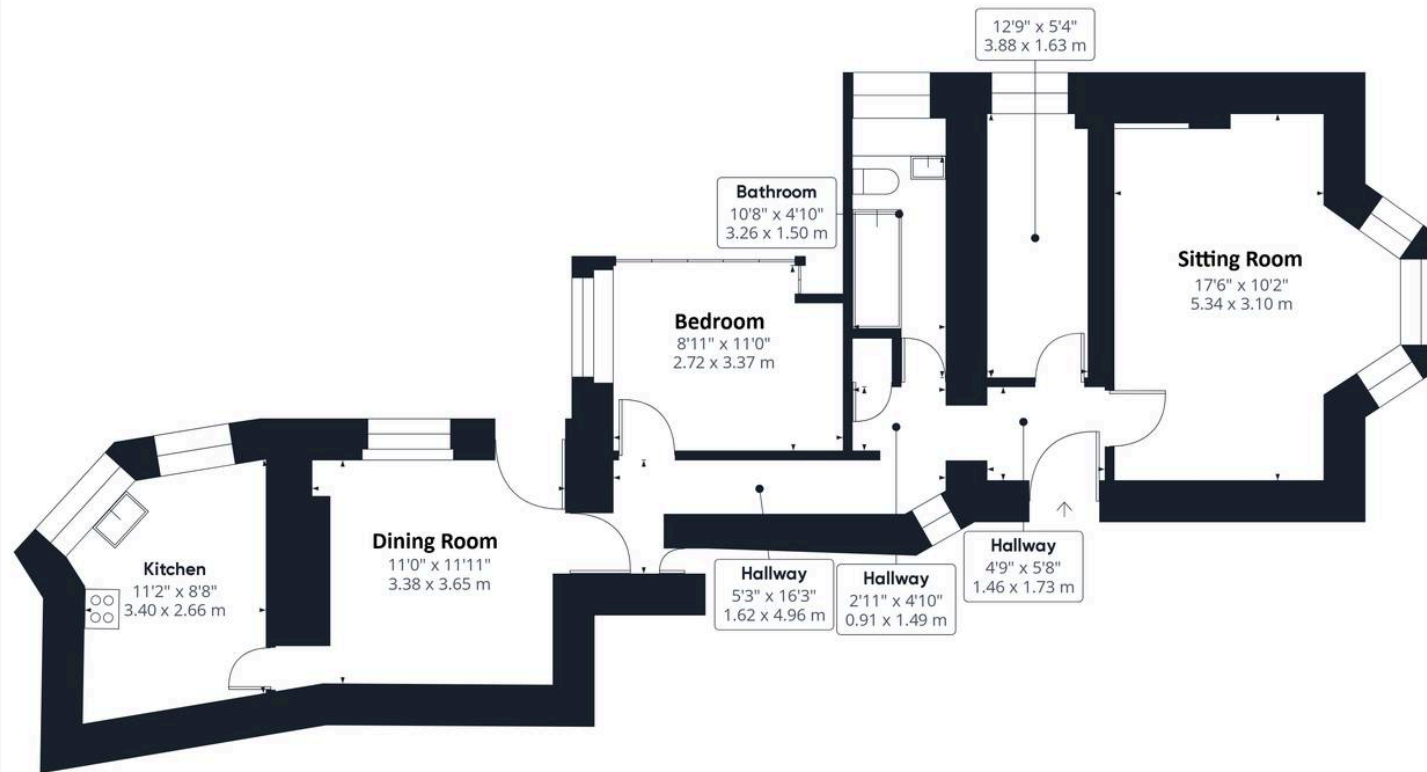
10' 8" x 4' 11" (3.26m x 1.50m)











Approximate total area⁽¹⁾

756.38 ft²

70.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

THW Estate Agents

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

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

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.