



Grange-over-Sands

£365,000

2 The Old Nurseries, Grange-over-Sands, Cumbria, LA11 7AD

A spacious and chain-free 3 Bedroom Semi-Detached property, enjoying superb and far-reaching views across Morecambe Bay and beyond. Offering an excellent opportunity for a purchaser to create a home tailored to their own tastes, this light-filled and generously proportioned property would benefit from some updating and modernisation. The property is arranged over two floors and offers flexible accommodation, together with front and rear Gardens, an Integral Garage and off-road Parking.

The accommodation briefly comprises Entrance Vestibule, spacious Entrance Hall, Lounge/Diner, Kitchen, Shower Room and Bedroom on the First Floor. A spiral staircase leads down to the Lower Ground Floor, which provides two further double Bedrooms, a WC and Integral Garage.

Quick Overview

- Exceptional views to Morecambe Bay
- Peaceful, residential area
- 3 Double Bedrooms
- Opportunities to improve
- Integral Garage and Parking
- No upper chain
- Gas central heating
- Rear Garden
- Superfast Broadband



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Superfast
Broadband

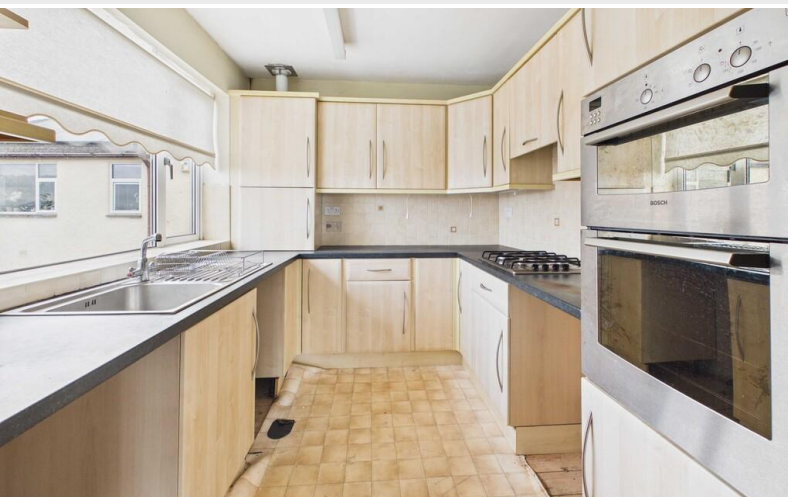


Garage and
Parking

Property Reference: G3244



Lounge



Kitchen



Bedroom 1



Shower Room

Gated access to the front Garden leads along the pathway to the uPVC part-glazed decorative front door, with 2 steps providing access into the Entrance Vestibule. A further glazed door opens into a spacious Hallway, featuring a dado rail and an attractive spindle and balustraded spiral staircase to the Lower Ground Floor. The generous Lounge, enjoys a triple aspect which floods the room with natural light and takes full advantage of the super views to Morecambe Bay and beyond. The room benefits from uPVC double-glazed windows and features an attractive fireplace with marble-effect insert and hearth, housing a coal-effect electric fire, creating an appealing focal point. A doorway leads through to the Kitchen which is fitted with a range of light wood-effect wall and base units and a single-drainer stainless steel sink unit. Integrated appliances include a Bosch double oven, 4-ring Bosch gas hob and cooker hood. There is also space for a dishwasher, washing machine and fridge/freezer. A concealed Vaillant 'combi' boiler is also housed within the Kitchen. Bedroom 1 is a generous double Bedroom with a uPVC double-glazed window enjoying lovely views across to Morecambe Bay. The room benefits from two fitted double wardrobes, providing a combination of hanging space and shelving. The Shower Room features a pine-panelled ceiling and a 3 piece suite comprising tiled double shower enclosure fitted with a rainfall shower and separate hand-held shower attachment, low flush WC and pedestal wash hand basin. Chrome-style ladder radiator.

From the Entrance Hall the spiral staircase leads down to the Lower Hallway with access to 2 Bedrooms, WC and Integral Garage. The WC comprises macerator WC and pedestal wash hand basin. Fitted cupboard with hanging space and shelves. Heated towel rail. A small Inner Hallway with fitted cupboards and display shelves, provides access to 2 Bedrooms. Bedroom 2 is a double room with a uPVC double glazed window, having a view towards the Rear Garden and Morecambe Bay. Bedroom 3 is a similar size with side aspect. From the Lower Hallway, steps descend in to the Integral Garage, which benefits from a remote-controlled up-and-over door. The Garage provides convenient access to a gravelled Parking Area, offering ample space for several vehicles, as well as access to the Rear Garden.

The Rear Garden features a selection of mature shrubs and established fruit trees and offers excellent potential for landscaping and improvement, allowing the new owner to create a lovely outdoor space to suit their own tastes. Further Parking is available to the front of the property, with a combination of gravel and paved areas providing a practical, low-maintenance space. A limestone slate-chipped border is planted with mature shrubs and complemented by areas of exposed limestone, adding character to the frontage.

To the side of the property, steps lead down to the side of the property and the Rear Garden.

Location Situated on a sought after residential cul-de-sac within walking distance of Grange over Sands and the amenities such as Medical Centre, Excellent Primary School, Library, Railway Station, Shops, Post Office and of course the picturesque Edwardian Promenade, Band Stand and Ornamental Gardens. The popular historic village of Cartmel is 'approx' 2 miles away and provides a wealth of history together with a variety of eateries including the world famous L'Enclume and Sticky Toffee Pudding!

To reach the property proceed out of Grange towards Allithwaite, passing the Fire Station on the left. At the bottom of Risedale Hill turn left into Cart Lane and take the first right into The Old Nurseries. No.2 can be found shortly on the left hand side.

What3words: <https://what3words.com/jots.stone.shears>

Accommodation (with approximate measurements)

Entrance Vestibule

Entrance Hall

Lounge 18' 8" max x 17' 8" max (5.70m max x 5.41m max)

Kitchen 10' 1" x 7' 11" (3.08m x 2.42m)

Bedroom 1 13' 3" x 11' 5" (4.05m x 3.49m)

Shower Room 7' 10" x 6' 10" (2.39m x 2.10m)

Lower Ground Floor

Lower Hallway

Bedroom 2 15' 5" max x 13' 10" max (4.71m max x 4.24m max)

Bedroom 3 13' 4" max x 13' 3" max (4.08m max x 4.04m max)

WC 7' 3" x 7' 2" (2.22m x 2.19m) plus cupboards

Integral Garage 17' 0" x 11' 7" (5.19m x 3.54m) plus recess

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C. Westmorland and Furness Council.

Material info: There is a possibility that the ceiling in the Garage is asbestos.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1100 – £1200 per calendar month following being upgraded. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



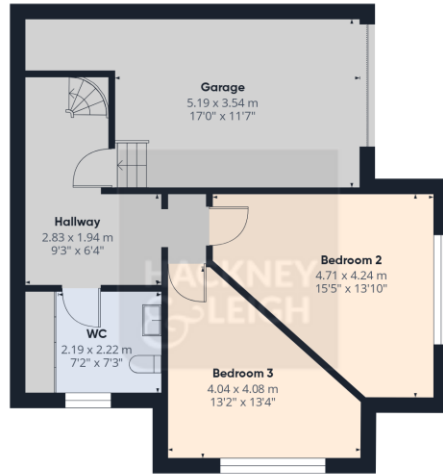
Bedroom 2



Bedroom 3



Front Aspect



Floor 0



Floor 1



Approximate total area^m

133.1 m²
1434 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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