

Allithwaite

£275,000

Bellerive , Green Lane, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QP

A delightful and well-presented 2 Bedroom Semi-Detached Bungalow, set within easily maintained gardens and benefiting from off-road Parking and a former Garage, pleasantly positioned in the highly sought-after village of Allithwaite. Well suited to downsizers, first-time buyers, or small families, ttis attractive home offers well-proportioned accommodation comprising Entrance Hall, Sitting Room, Kitchen, Garden Room, 2 Bedrooms and a Bathroom.

Early internal inspection is strongly recommended to fully appreciate the accommodation on offer.

Quick Overview

- Low maintenance Gardens
- Semi-Detached Bungalow
- 2 Double Bedrooms
- Popular village location
- Gas central heating
- Former Garage and Parking
- Attractive manageable Gardens
- Ultrafast Broadband

2	1	2	C	*Ultrafast Broadband*	*Former Garage & Parking*

Property Reference: G3222



Sitting Room



Kitchen



Garden Room



Bedroom 1

Descriptions The Covered Entrance leads to a uPVC half double glazed entrance door with side window, opening into a spacious Entrance Hall which provides access to all rooms and includes a loft hatch with pull-down ladder. The loft is partially boarded, with power and light and houses the Worcester gas central heating boiler. The Sitting Room is a pleasant and well-proportioned space, featuring an attractive bay window. There is a recessed fireplace (not in use) with a slate hearth and fitted cupboards to either side. The Kitchen is fitted with a range of IKEA high gloss wall and base units, complemented by beech-effect worktops and upstands, along with a single drainer stainless steel sink unit. Integrated appliances include a fridge and dishwasher, with space for an oven, ceramic hob and a brushed stainless steel cooker hood over. The room also benefits from inset ceiling spotlights and a half glazed door leading through to the Garden Room. The Garden Room offers a versatile additional living space with a pleasant outlook in to the Rear Patio. It features uPVC double glazed windows and a side entrance door.

Bedroom 1 is a double room with a fitted triple wardrobe and a front aspect via a uPVC double glazed bay window overlooking the garden. Bedroom 2 is a smaller double room with an internal window to the Garden Room, and includes a fitted shower unit and useful storage space. The Bathroom is fitted with a 3-piece suite comprising bath, wash hand basin and low flush WC, with part tiled walls and an internal window to the Garden Room.

Externally, there is a Former Garage with both front and side personal doors, as well as power and lighting. A block paved area provides parking for two cars, with additional space suitable for smaller vehicles or motorbikes. The gardens to the front and rear are designed for ease of maintenance, being mainly paved, and are complemented by well-stocked flower beds and borders.

Location Allithwaite is a popular and friendly village which boasts excellent Primary School, Local Shop, Village Hall, Church and popular Public House - The Pheasant. This is a lovely family home with good access to the local area and amenities. A 5 minute drive and you will find yourself in the small town of Grange over Sands with amenities such as Railway Station, Post Office, Library etc or the ever popular and highly sought after village of Cartmel with fine dining and pubs and home to the famed steeplechase meetings and sticky toffee pudding!

From Grange town centre head Eastwards into Allithwaite Village. Proceed down Holme Lane andd take the first right turn into Church Road. Follow the road up in to the village andn past the Primary School and take the next left in to Green Lane. Bellerive is situated a short distance along on the right hand side.

What3words:
https://what3words.com/bucks.foresight.bunks

Accommodation (with approximate measurements)

Covered Entrance
Entrance Hall 15' 0" x 4' 2" (4.58m x 1.28m)
Sitting Room 15' 5" x 11' 5" (4.72m x 3.50m)
Kitchen 10' 2" x 9' 10" (3.12m x 3.02m)
Garden Room 18' 0" x 9' 2" (5.49m x 2.81m)
Bedroom 1 13' 6" x 11' 3" (4.13m x 3.44m)
Bedroom 2 11' 11" x 10' 1" (3.64m x 3.09m)
Bathroom 6' 5" x 5' 7" (1.97m x 1.71m)
Garage 16' 4" x 8' 2" (4.98m x 2.49m)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band . Westmorland and Furness Council.

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 £800 – £850 per calendar month. 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



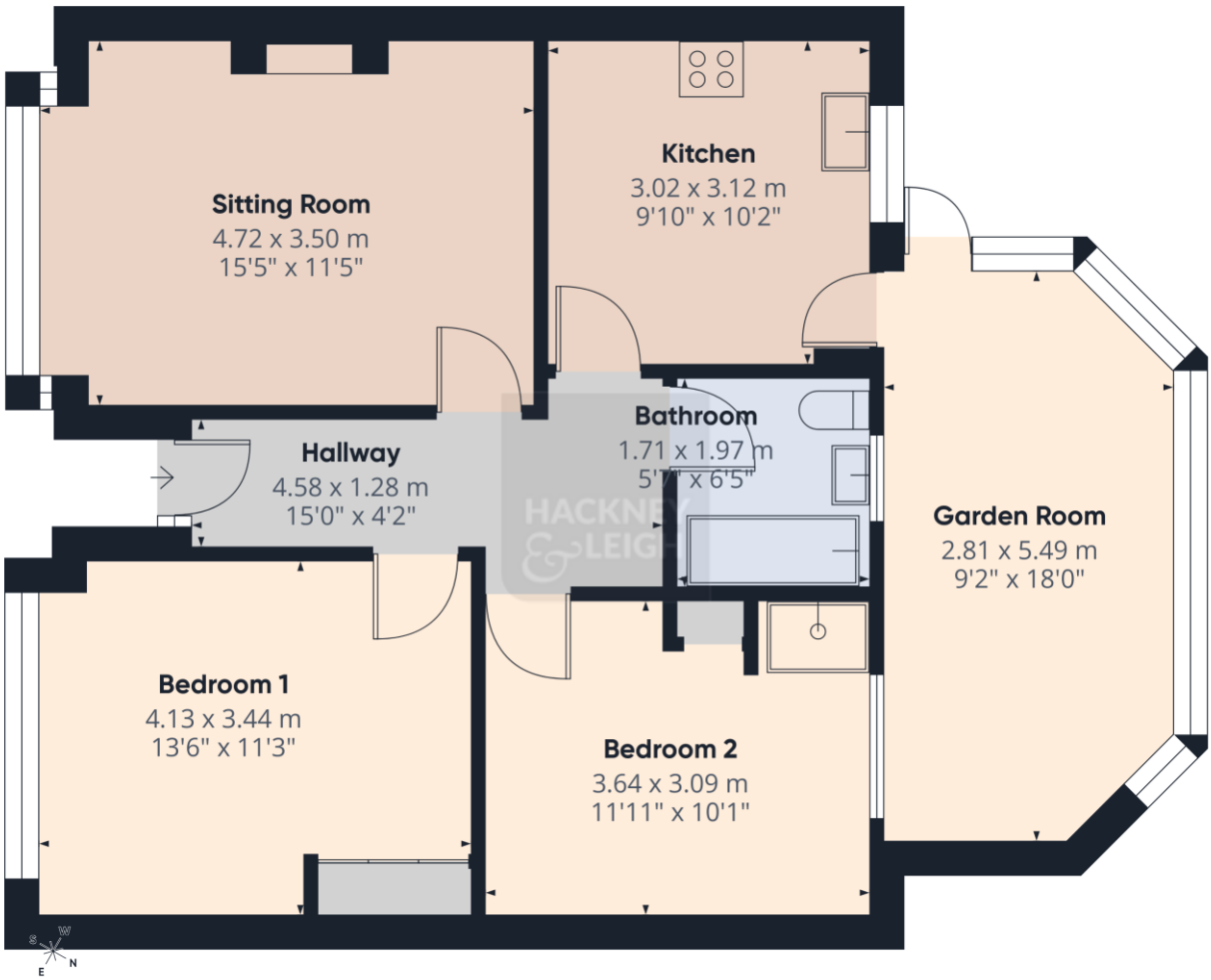
Bedroom 2



Front Garden



Rear Garden



HACKNEY & LEIGH

Approximate total area(1)

76.7 m²

825 ft²

(1) Excluding balconies and terraces

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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