



1 Highfield Road, Grange-Over-Sands  
£520,000





# 1 Highfield Road

## Grange-Over-Sands

A Stunning well proportioned semi-detached house pleasantly situated within Grange-over-Sands boasting far reaching views across Morecambe Bay. Located in a desirable residential location, the property is conveniently placed for the many amenities available within the town including the rail and bus services and is within easy reach of the Lake District National Park, the market town of Kendal and Junction 36 of the M6.

Nestled in the charming town of Grange-over-Sands, this beautiful semi-detached family home offers the perfect blend of comfortable living and convenient location. The current owners have done extensive works to the property which dates back to 1911. Some of the works include adding a full extension which has increased the size of the kitchen, added a utility room and ground floor office. There is also a delightful balcony with far reaching bay views situated above this practical space.

The ground floor offers plenty with two reception rooms, a sitting room and dining room with both having views of the gardens, a fully fitted kitchen diner with access to the rear garden and utility room. The rest of the ground floor is completed by an office which could be converted into a bedroom if needed and a handy shower room.

Upstairs you will find a third reception room with its very own bathroom and mezzanine bedroom. There are also three more good sized double bedrooms all of which can share a family bathroom with a three piece suite. To finish off the first floor, an amazing office can be found which leads out to the balcony where you can find stunning bay views.

Step outside and discover a true oasis of tranquillity within the beautifully maintained gardens that envelop both the front and rear of the property.

Enclosed by lush trees, hedges, and fences, these gardens provide a private sanctuary to unwind and entertain alike. The outdoor space features ample green lawns, well-tended beds bursting with colourful flora, paved patio seating areas perfect for al fresco dining, charming rockery features, and even space for a shed to store gardening essentials.



- Stunning semi-detached family home
- Having three reception rooms with a sitting room, dining room on the first floor and a lounge on the first floor
- Fully fitted kitchen diner with access to the rear garden and the utility room
- Four double bedrooms with one being a mezzanine bedroom
- One office on the ground floor which could also be used as a bedroom and a second office on the first floor with balcony access
- Beautifully maintained gardens to the front and rear
- Driveway parking with a store room located below
- Far reaching views of the bay from the balcony
- Easy access to the local amenities within Grange-over-Sands
- Easy access to the M6 Motorway and the Lake District National Park

#### 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 D

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX: BAND E

#### TENURE: FREEHOLD

#### DIRECTIONS

From our Grange over Sands office proceed straight over the cross roads on to Grange Fell Road and take the second left turn into Highfield Road. Number one is located on the corner, driveway parking can be found with gated access down to the property.

**WHAT3WORDS:** ///clinked.surpassed.expanded







## GROUND FLOOR

### PORCH

9' 9" x 6' 2" (2.97m x 1.88m)

### ENTRANCE HALL

9' 11" x 6' 1" (3.01m x 1.86m)

### SITTING ROOM/LOUNGE

16' 6" x 9' 11" (5.04m x 3.02m)

### DINING ROOM

13' 4" x 10' 4" (4.06m x 3.16m)

### KITCHEN DINER

25' 1" x 10' 1" (7.65m x 3.08m)

### OFFICE

9' 2" x 7' 8" (2.79m x 2.33m)

### UTILITY ROOM

15' 1" x 8' 3" (4.59m x 2.52m)

### SHOWER ROOM

8' 8" x 3' 4" (2.64m x 1.02m)





## FIRST FLOOR

### LANDING

7' 8" x 5' 11" (2.33m x 1.80m)

### LOUNGE

12' 11" x 12' 2" (3.94m x 3.72m)

### EN-SUITE

7' 10" x 3' 0" (2.38m x 0.92m)

### MEZZANINE BEDROOM

12' 10" x 9' 5" (3.91m x 2.86m)

### BEDROOM

16' 10" x 10' 7" (5.12m x 3.22m)

### BEDROOM

13' 6" x 9' 2" (4.11m x 2.80m)

### BEDROOM

9' 10" x 3' 8" (3.00m x 1.11m)

### OFFICE

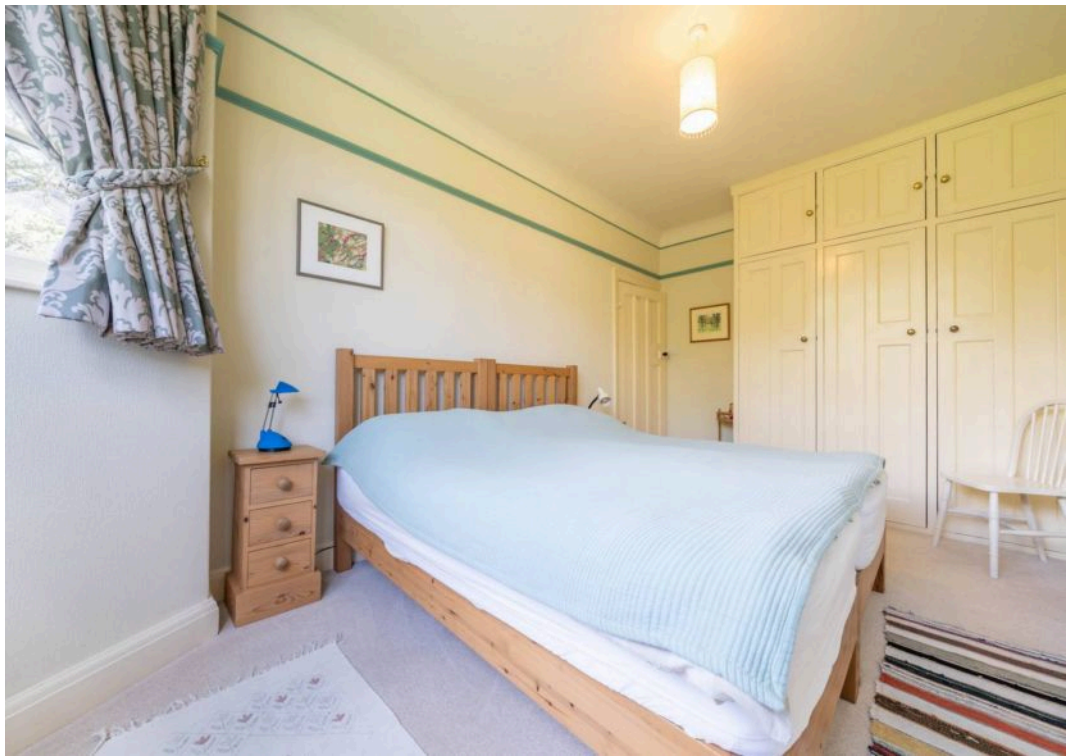
10' 9" x 7' 7" (3.27m x 2.31m)

### BATHROOM

6' 11" x 6' 4" (2.10m x 1.92m)















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.