



1 Glenedyth Flats Lindale Road, Grange-Over-Sands
£160,000



1 Glenedyth Flats Lindale Road

Grange-Over-Sands

Occupying a pleasant position on the edge of Grange-over-Sands, this ground floor apartment enjoys lovely views across Morecambe Bay together with comfortable accommodation and a front garden taking full advantage of the outlook. The property is conveniently placed for access to the town centre, nearby bus services, scenic walks and the A590.

The accommodation centres around a bright open plan kitchen, dining and living space, where the attractive bay views provide a wonderful backdrop to everyday living. The layout creates a sociable environment well suited to both relaxing and entertaining.

The apartment offers two double bedrooms together with a shower room, providing practical accommodation suited to a variety of buyers.

Externally, the property benefits from a front garden enjoying the attractive outlook across the bay, creating a pleasant place to sit out and enjoy the surroundings. Combining delightful bay views, practical accommodation and a convenient location, this is an excellent opportunity to acquire a home well placed for enjoying both the amenities of Grange-over-Sands and the surrounding countryside.

- Bright and airy ground floor apartment
- Open plan kitchen, dining and living space
- Two double bedrooms
- Shower room serving the accommodation
- Stunning views across Morecambe Bay
- Front garden enjoying the outlook
- Bright and comfortable accommodation
- Edge of Grange-over-Sands location
- Nearby bus services and easy A590 access
- Conveniently placed for local amenities and scenic walks

WHAT3WORDS://awaiting.trains.challenge

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





PORCH

5' 11" x 5' 9" (1.81m x 1.76m)

KITCHEN / LIVING AREA

21' 5" x 17' 2" (6.53m x 5.22m)

BEDROOM

11' 10" x 9' 1" (3.61m x 2.76m)

BEDROOM

12' 0" x 9' 2" (3.65m x 2.80m)

SHOWER ROOM

5' 4" x 5' 1" (1.63m x 1.56m)



SERVICES

Mains electric, mains water, mains drainage.

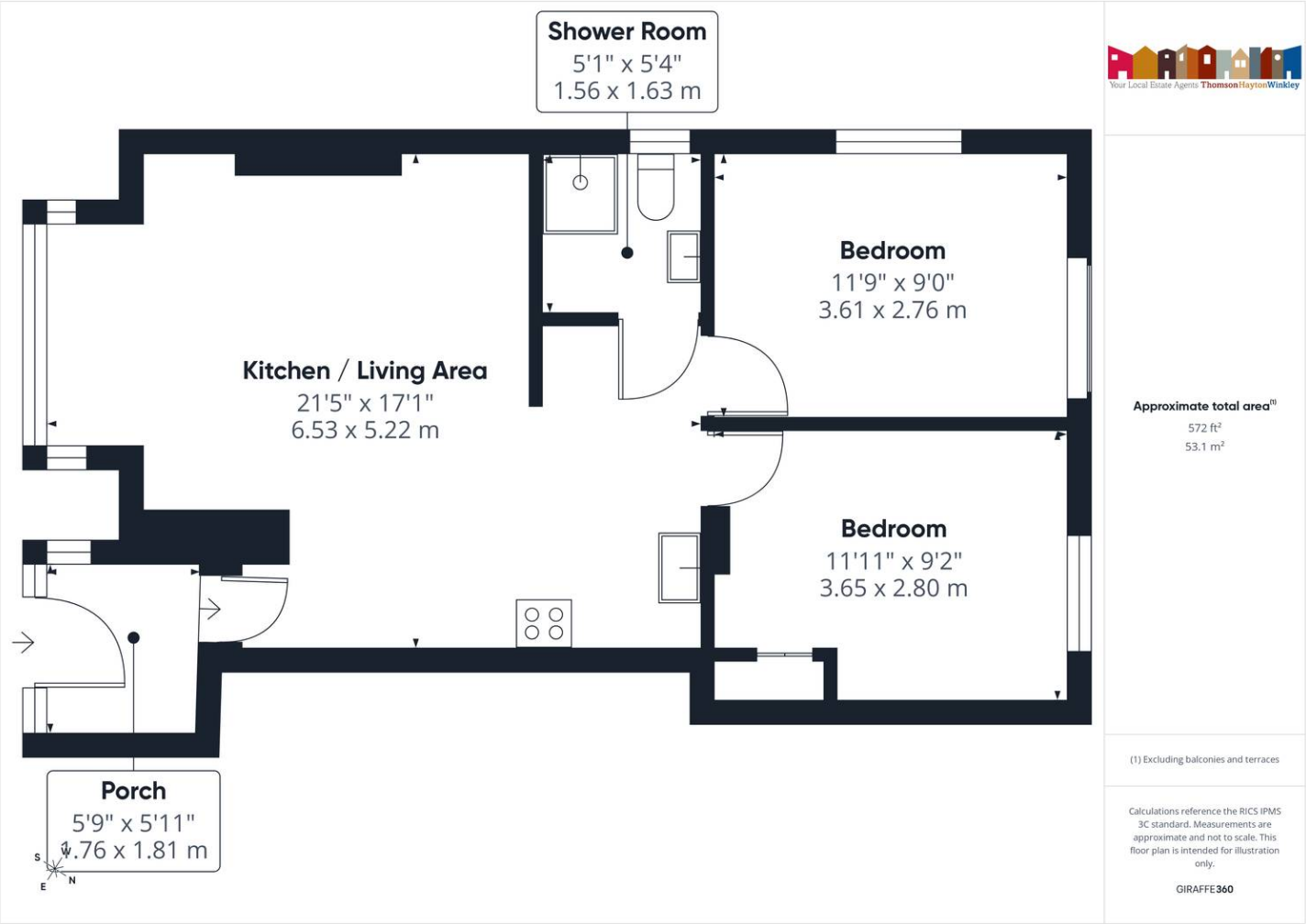
EPC RATING F

COUNCIL TAX BAND currently Band A

TENURE: LEASEHOLD

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.









THW Estate Agents

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

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