



CROSSWAYS, CART LANE, GRANGE-OVER-SANDS, CUMBRIA, LA11 7AE
£310,000

MILNE MOSER
SALES + LETTINGS

CROSSWAYS
THE ORCHARD, CART LANE
GRANGE-OVER-SANDS
LA11 7AE



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PARKING

OVERVIEW

Located to the head of a cul de sac off the desirable Cart Lane, Crossways is a three bedroom semi-detached home surrounded by delightful gardens. The accommodation is well proportioned, having two reception spaces on the ground floor plus a kitchen with pantry, to the first floor are two double bedrooms and a good single - two of the bedrooms have fantastic views over Morecambe Bay. The bathroom boasts a four piece suite and the property is gas centrally heated and double glazed. Externally, the property comes into its own - the gardens offer privacy and various seating area intermingled with mature planting. Completing the picture, generous off road parking, a useful rear porch with store and two sheds.

Currently used as a holiday let, the property is available with no onward chain. The Kents Bank area is located just a short distance from Grange over Sands where there are independent shops, a library, supermarket and various restaurants and cafes. Kents Bank has a railway station connecting to Lancaster, Barrow and Manchester Airport.

ACCOMMODATION

From the slate chipped parking area, a path leads to the side garden. A glazed door leads into:

PORCH

An ornate period stained glass door featuring swallows leads into the hall. Quarry floor tiles.





HALL

Natural light floods in from the window on the stairs and the glazed reception room doors. Painted floorboards, a radiator and ceiling light.

LOUNGE

12' 1" x 15' 5" (3.68m x 4.70m)

UPVC double glazed window to the front aspect overlooking the garden. Wooden glazed patio doors lead to the rear garden. Attractive woodburner, ceiling light, radiator and television cabling.

DINING ROOM

12' 0" x 11' 5" (3.65m x 3.48m)

Having exposed floorboards and a radiator. An alcove cupboard has shelving and a pull out desk/computer area and there is an Openreach socket. The UPVC double glazed window overlooks the front garden.

KITCHEN

8' 6" x 7' 3" (2.58m x 2.20m)

A UPVC double glazed window facing the side aspect. Fitted with cream shaker style base and wall units, wood block effect worktops and tiled splashbacks. The stainless steel sink and drainer have a wonderful view across the garden and there is a gas hob with canopy over and an electric oven. Plumbing for a washing machine and space for an undercounter fridge. Quarry tiling, a ceiling light and radiator. A useful pantry provides extra storage and is shelved and has a light.

REAR PORCH

6' 2" x 4' 6" (1.88m x 1.37m)

UPVC double glazed with a door leading to the garden the rear porch is ideal for wet clothing and pets. Ceiling light, and quarry tiled floor. An adjoining store provides space for the Vaillant boiler and is shelved and has a wall light.

LANDING

Light and bright with a UPVC double glazed window to the rear, the landing has period doors leading to the three bedrooms and bathroom. Access to the loft and a ceiling light.

BEDROOM

12' 1" x 12' 7" (3.68m x 3.84m) max

On entering the bedroom, buyers will be immediately drawn to the window to admire the view over Morecambe Bay. There are two



double wardrobes with overhead storage, a radiator and ceiling light. Two UPVC double glazed windows.

BEDROOM

11' 11" x 9' 2" (3.63m x 2.78m)

Overlooking the lush rear garden, the second bedroom has stripped floorboards, a radiator and ceiling light. UPVC double glazed window.

BEDROOM

11' 11" x 6' 1" (3.63m x 1.86m)

Also having a fantastic view over the bay, the third bedroom is a good sized single with a stripped wooden floor, a radiator, ceiling light and UPVC double glazed window.

BATHROOM

5' 7" x 10' 7" (1.69m x 3.23m)

Fitted with a four piece suite comprising bath, a pedestal wash hand basin, WC and shower. Two frosted UPVC double glazed windows, tiling to the walls with mosaic border and downlights to the ceiling. Two heated towel rails and an extractor.

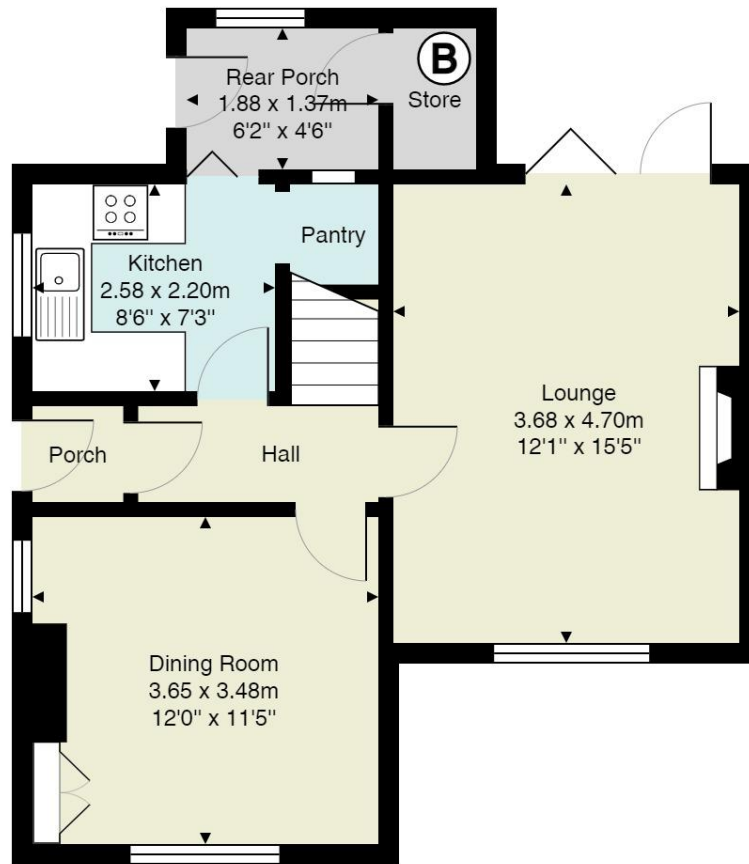
EXTERNAL

Wrapping around three sides of the house, the gardens are truly delightful. At the side is a sleeper edged lawn, bounded by rich borders planted with acers and herbaceous perennials. A flagged patio under an apple tree provides respite from the sun and there are two garden sheds to stay. The rear garden is tiered with produce beds, a small wildlife pond and steps leading to a raised deck. External tap and lighting. There is parking at the front for a number of cars on the slate chipped driveway.

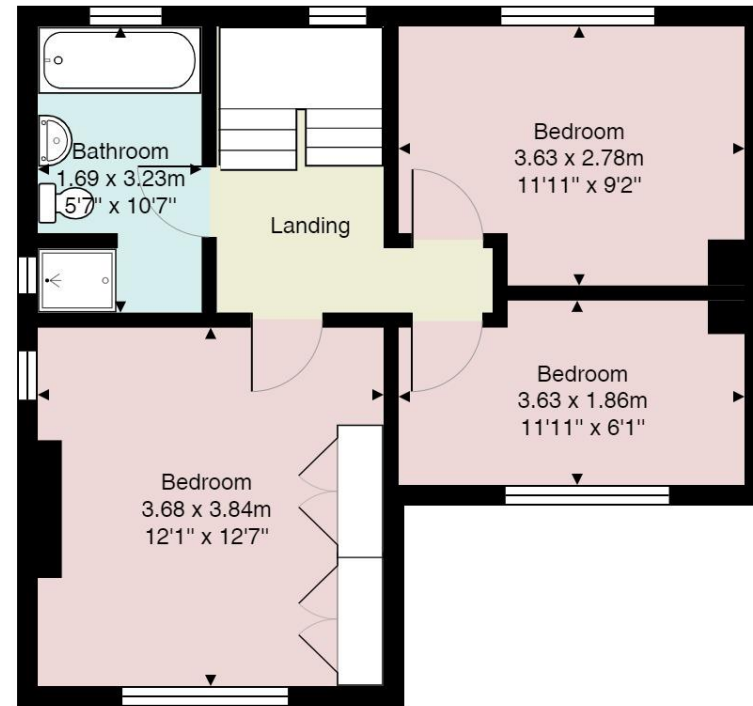
DIRECTIONS

Leaving Grange over Sands and heading towards Allithwaite, at the bottom Risedale Hill, turn left onto Cart Lane. Follow the lane down and round and then sharp right at the bottom (still on Cart Lane). The Orchard is a turning to the right hand side with the property being to the top of the cul de sac.
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Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: Currently banded for Business Rates. Rateable value is £1925.

EPC Grading:

Please note the vendor of the property is related to a Director of Milne Moser Property Limited.

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

EPC graph to go here



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QH

Telephone. 015395 64600

Email. milnthorpeproperty@milnmoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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