



CROSSWAYS, THE ORCHARD, CART LANE, GRANGE-OVER-SANDS, CUMBRIA, LA11 7AE
£325,000

MILNE MOSER
SALES + LETTINGS

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



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.

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)

An alcove cupboard has shelving and a pull out desk/computer area and there is an Openreach socket and radiator. 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.
[what3words///starring.worked.hockey](#)







GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



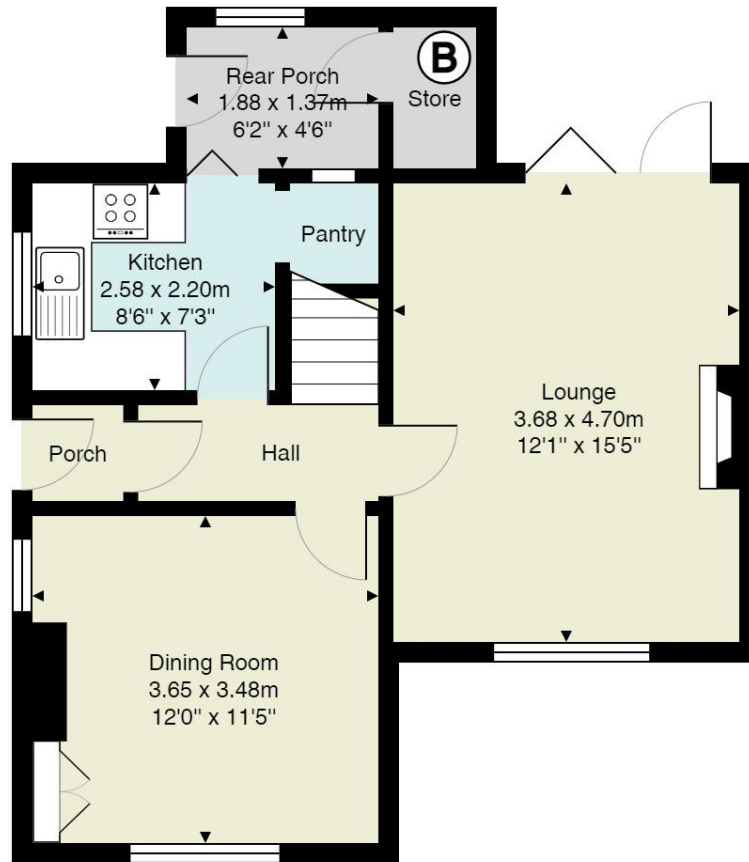
ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

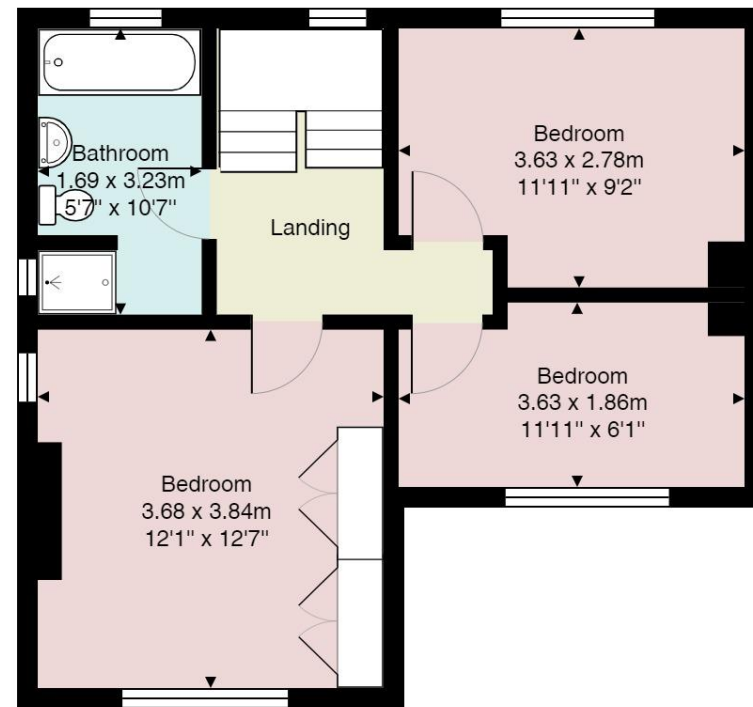
Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnmoser.co.uk



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

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



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.