

HAZEL COTTAGE, GRIZEBECK, KIRKBY-IN-FURNESS, LA17 7XJ

£165,000

FEATURES

- Traditional Cottage Home
- Popular Village Location
- Offered Vacant With No Upper Chain
- Lounge & Fitted Kitchen
- Bathroom & Two Good Bedrooms
- Good Garden Space To The Rear
- Greenhouse & Garden Store
- Great Potential To Modernise & Personalise
- Perfect For A Range Of Buyers
- Parking & Workshop/Store To The Front

1 | 1 | 2 | Garage, Off Road Parking





Lovely traditional mid terrace cottage property situated in an elevated position within the village of Grizebeck. The location offers some views to the front over surrounding countryside with Black Combe in distance, and the cottage has the advantage of an attractive garden to the rear. Hazel Cottage provides a superb opportunity to acquire a traditional cottage home offering super potential for general modernisation and improvement. Comprising of entrance hall, lounge, kitchen, bathroom and two double bedrooms. The sizable garden to the rear has a greenhouse, mature and well stocked borders as well as a store to the front offering excellent space for storage and a workshop. The village of Grizebeck offers public houses, garage/service station and is located to the edge of the Lake District National Park with good access to Ulverston, Barrow in Furness and beyond. In all a great opportunity to create a comfortable home in a popular village location, available vacant and with no upper chain, with early inspection invited and recommended.

Accessed via a short flight of slate steps with metal handrail up to the aluminium framed double-glazed door. Opening to:

PORCH/VESTIBULE
Coat hooks and shelving, plus high-level electric meter cupboard. Half-glazed door gives access to:

ENTRANCE HALL
Deep arched recess, door to under stairs cupboard and steps up to the upper ground floor level with doors to kitchen and bathroom. Multipaned glazed door opens to:

LOUNGE
16' 6" x 10' 0" (5.03m x 3.05m)
UPVC double glazed window with deep sill, plus deep arched recess with shelving to its side. The window offers a pleasant aspect beyond the land to the front and surrounding countryside, with glimpses of Black Combe in the distance. Stone fireplace with slate hearth and wooden mantle shelf, alcove storage cupboard with glazed and leaded doors, and recessed storage area to.

BATHROOM
Fitted with a three-piece suite in white comprising of WC, pedestal wash hand basin and bath with electric shower over and shower curtain rail. Modern panelling to walls, uPVC double glazed pattern glass window, electric shaver point and mirror fronted bathroom cabinet.

KITCHEN
11' 7" x 15' 1" (3.53m x 4.6m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink unit with drainer, mixer tap and splash back tiling. Integrated electric hob, and electric oven. Recess and plumbing for washing machine and space for fridge/freezer. Tiling to floor, uPVC double glazed window looking to the rear garden and fully glazed PVC door with glazed inserts opens to the rear. Set of double louvered doors hide the hot and cold-water storage tanks with sliding door to a lobby offering a useful storage cupboard.

FIRST FLOOR LANDING
Access to two bedrooms.

BEDROOM
16' 6" x 17' 9" (5.03m x 5.41m)
Double room with uPVC double glazed tilt and turn window offering an excellent aspect over the surrounding countryside, with Black Combe in the distance. Woodgrain laminate flooring.

BEDROOM
15' 5" x 6' 10" (4.7m x 2.08m)
Further good size bedroom with uPVC double glazed tilt and turn window to the front, again offering an open aspect, woodgrain effect laminate flooring, loft access point, mirror and shelf to the wall.

EXTERIOR

At the front of the property, there is a gravel parking area. To the side of the front door, a set of double doors opening to a useful workshop/store ideal for motorbikes bicycles etc. To the rear with access from the kitchen, there is a lower slate paved patio area and a few steps leading to an upper garden with mature borders around a grassed area, which are well stocked with a variety of shrubs and bushes. Aluminium framed greenhouse and good size wooden storage shed with power and former outside WC for storage. There is also access to the side leading past the neighbouring property back to the front.

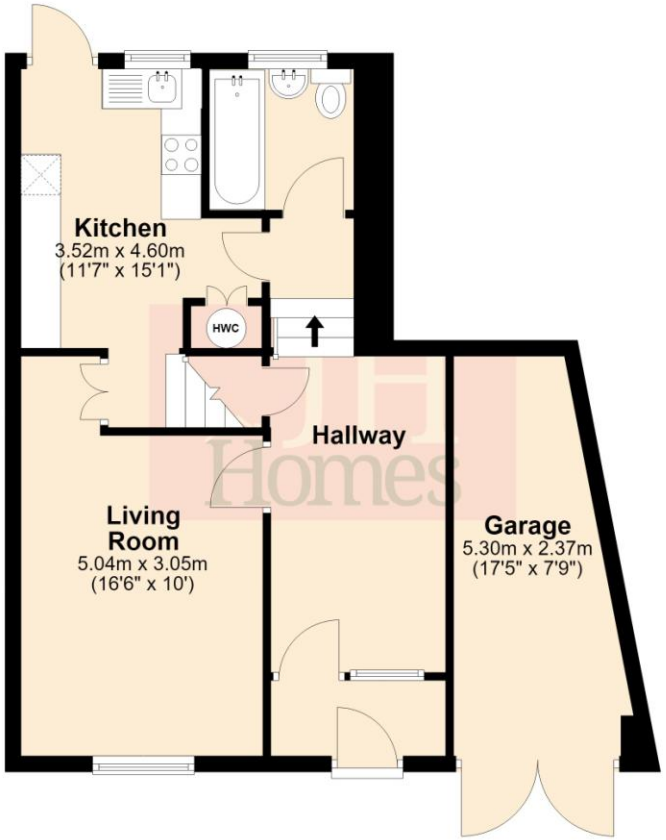








Ground Floor
Approx. 53.6 sq. metres (576.9 sq. feet)



First Floor
Approx. 32.4 sq. metres (348.5 sq. feet)



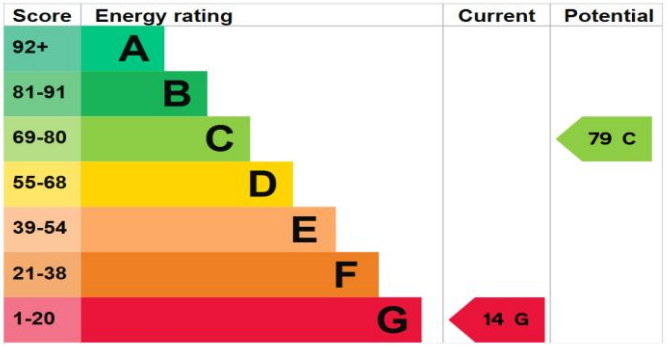
Total area: approx. 86.0 sq. metres (925.4 sq. feet)

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GENERAL INFORMATION
TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains electric and water are all connected. Septic tank drainage and Calor gas bottles were used for portable gas heaters.

DIRECTIONS:
Proceed down the A595 towards Grizebeck from Ulverston, as you reach the bottom of the hill and see the filling station on your left, turn left and after a short distance, you pass the Greyhound Public House. After a short distance further, there is a lane just before the sharp right hand bend.
It can also be found by using the following ''What Three Words'' https://w3w.co/remix.cookbooks.visit



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.