



## Grange-over-Sands

**£220,000**

13 Fell Cottages  
Grange Fell Road  
Grange-over-Sands  
Cumbria  
LA11 6AH

This delightful, spacious, 2-bedroom terraced cottage is in an elevated position with a modern kitchen and bathroom and has some lovely bay views from the front patio area.

Comprising Vestibule, Lounge/Dining Room, Kitchen, Lobby, Bathroom, 2 Double Bedrooms, Garage, Front Patio & Rear Garden.

Will appeal to many different buyers so early viewing is recommended.

Property Ref: G2539





Living/Dining Room



Bedroom 1

**Location/Description:** Cottages on this attractive and desirable row do not come to the market very often, making them very popular when they do. No. 13 is a particular delight. The property is well presented and has been well maintained throughout and provides spacious rooms, full uPVC double glazing, gas central heating (Worcester boiler with Hive control fitted 2017) and modern kitchen & bathroom. Boasting a delightful sunny patio to the front with lovely bay views, garage and enclosed (detached) garden to the rear this property would be ideal for the first-time buyer, down sizer or perhaps those looking for a holiday let opportunity or bolt hole.

Grange over Sands is a popular and friendly seaside town well served by amenities such as excellent Primary School, Medical Centre, Post Office, Library, Railway Station, Shops, Cafes & Tearooms. Not forgetting the picturesque Edwardian Promenade and Ornamental Gardens. Approximately 20 minutes for the M6 Motorway and a similar distance

from the base of Lake Windermere, Grange is well placed and convenient.

To reach the property proceed up Grange Fell Road, passing the library on the right-hand side. Follow the road to almost the top and Fell Cottages are situated on the right hand side, just after the right turn to Stone Terrace.

**Accommodation (with approximate measurements)**

The wood effect uPVC front door opens into:-

**Vestibule** with ceramic tiled floor, internal frosted window into the living area and half glazed door to:-

**Living/Dining Room** 19' 9" x 15' 10" (6.02m x 4.83 (Max)m) a spacious room with ample space for both living and dining furniture. Bay window to front with deep tiled display sill (often happily occupied by the resident dog!) and providing glimpses of Morecambe Bay.

Coved ceiling, two arched recesses (one with storage cupboard under), living flame gas fire with wooden surround and large under stairs storage cupboard. Stairs to first floor and half glazed door to:-

**Kitchen** 11' 8" x 8' 5" (3.58m x 2.57m Max) a well-proportioned kitchen with window to rear. Attractive cream wall and base units with modern stainless-steel handles and contrasting dark work surface. Sink with mixer tap, space for upright fridge freezer, plumbing for automatic washing machine and gas oven, grill and hob with extractor over. Ceramic tiled floor and coved ceiling. High glazed door to:-

**Lobby** with a continuation of the ceramic tiled floor, half glazed external uPVC door and door to:-

**Bathroom** with frosted window to the rear and contemporary white suite comprising low flush WC, wash hand basin on high gloss vanity unit and bath with thermostatic shower over and glass screen. Attractive and



Kitchen

tasteful tiling to walls and floor. Ladder radiator and wall mounted mirror medicine cabinet.

From the Living Room the stairs lead to:

**Landing** with charming narrow window to the rear, door to both bedrooms and loft hatch providing storage space.

**Bedroom 1** 16' 0" x 9' 10" (4.88m x 3.02m) a large double bedroom located to the front of the house. Deep set window with window seat providing glimpses of Morecambe Bay. Recessed double wardrobe and wood effect laminate flooring. Due to the sheer size of this room there is potential to incorporate an en-suite if required or perhaps study area.

**Bedroom 2** 9' 1" x 7' 6" (2.77m x 2.29m) a cosy double bedroom with window to rear. Wood effect laminate flooring and recessed wardrobe.

#### Outside

**Garage & Workshop/Store** 19' 9" x 10' 11" (6.02m x 3.35m) to the rear of the property is a single garage which has in recent years had a new roof and wide, sectional door. Power & light. Pedestrian door. Attached to the rear is a small workshop/store. (2.72m x 1.70m)

**Gardens** to the front of the property is a lovely, sunny, paved patio with pretty planted border providing a super space to enjoy the views of Morecambe Bay and watch the world go by. To the immediate rear of the property is a small, gated rear yard which is paved and provides enough space for bins and perhaps a couple of pot plants. Across the lane is the gated garden. The garden is fully enclosed by a fence. Steps lead up to the lawn area with two gravel patio areas. The garden is well proportioned and somewhat of a blank canvass.

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.



Garage

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band B. South Lakeland District Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £650 - £675 per calendar month. For further information and our terms and conditions please contact our Grange Office.

## Grange Fell Road, Grange-Over-Sands

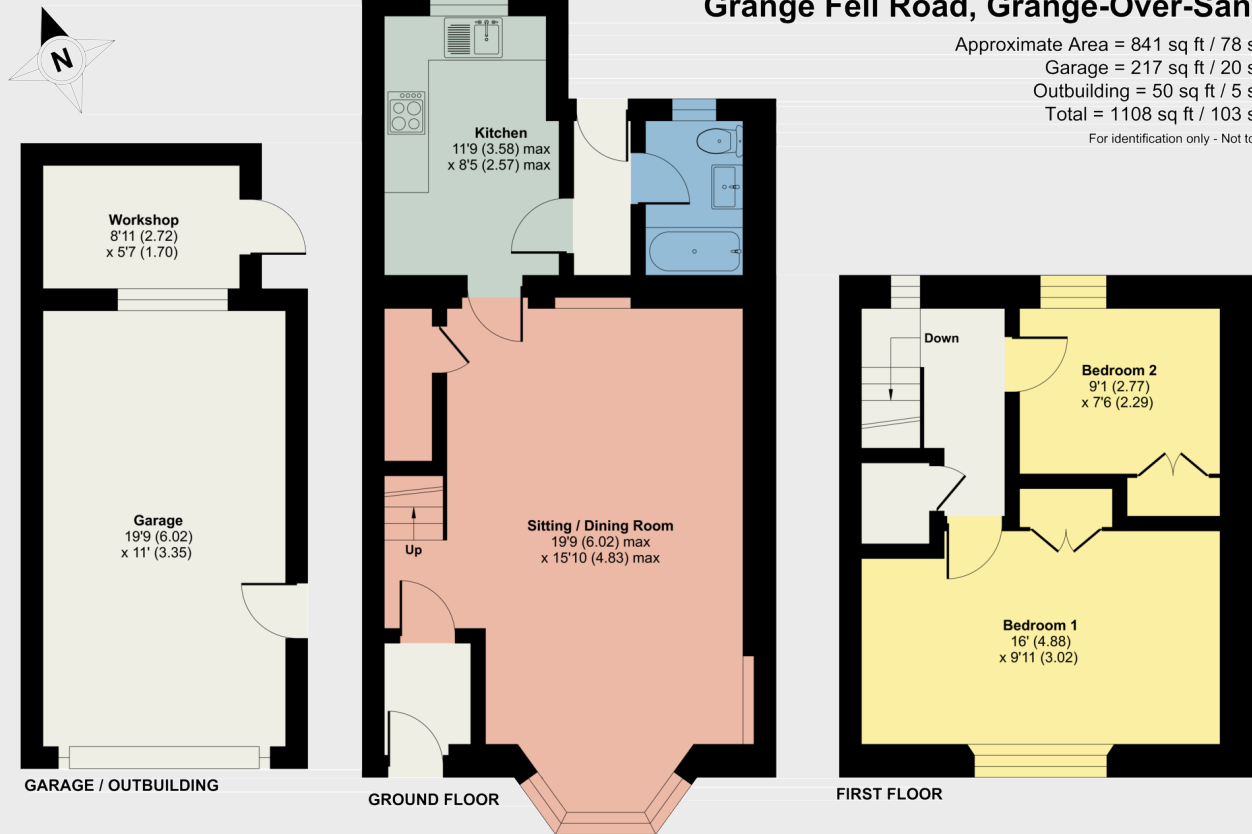
Approximate Area = 841 sq ft / 78 sq m

Garage = 217 sq ft / 20 sq m

Outbuilding = 50 sq ft / 5 sq m

Total = 1108 sq ft / 103 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hackney & Leigh. REF: 720131

A thought from the owners... "A bright house with a tranquil feel, on the edge of town and only five minutes walk from the fells"

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