



8 Fernleigh Avenue, Grange-Over-Sands
£290,000





8 Fernleigh Avenue

Grange-Over-Sands

An appealing well proportioned end terrace house situated in popular residential area within Grange-over Sands. The property is conveniently placed for the many amenities available within the popular historic seaside town which include a variety of shops, cafes, a library, health care, railway station and post office.

The well presented accommodation briefly comprises porch, entrance hall, sitting room, dining room and kitchen on the ground floor and three bedrooms and a four piece bathroom on the first floor. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers a well stocked enclosed garden at the front and an enclosed patio with bay views at the rear.

On road parking applies.

PORCH

5' 5" x 3' 1" (1.66m x 0.95m)

Painted feature door, partial panelling to walls, fitted coat hooks, tiled flooring.

GROUND FLOOR

ENTRANCE HALL

5' 11" x 4' 4" (1.81m x 1.32m)

Natural light from stairwell, partial panelling to walls, understairs cupboard.

DINING ROOM

15' 2" x 10' 3" (4.62m x 3.13m)

Double glazed window, radiator, original decorative fireplace, built in drawers, coving.

SITTING ROOM

21' 2" x 11' 6" (6.44m x 3.51m)

Double glazed bay window, double glazed window, two radiators, with one having a decorative cover, woodburning stove to feature fireplace, coving.

KITCHEN

11' 5" x 7' 1" (3.47m x 2.16m)

Double glazed door to patio garden, double glazed window, radiator with decorative cover, base and wall units, white porcelain sink, built in oven, gas hob with extractor hood over, integrated fridge and freezer, built in washing machine, cupboard housing gas central heating boiler, coving, fitted shelving, tiled splashbacks, tiled flooring.





FIRST FLOOR

LANDING

9' 4" x 8' 11" (2.84m x 2.71m)

Double glazed window.

BEDROOM

14' 1" x 10' 4" (4.28m x 3.15m)

Double glazed window, radiator, coving, fitted coat hooks.

BEDROOM

12' 2" x 11' 8" (3.71m x 3.55m)

Double glazed bay window, radiator, coving.

BEDROOM

11' 5" x 8' 6" (3.48m x 2.60m)

Double glazed window, radiator, coving, picture rail.

BATHROOM

11' 4" x 7' 2" (3.45m x 2.19m)

Double glazed window, heated towel , four piece suite in white comprises W.C., wash hand basin with tiled splashback, freestanding roll top bath with mixer shower and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, coving, partial panelling to walls, tiled flooring, loft access.





OUTSIDE

There is a well stocked enclosed garden to the front of the house and an enclosed patio garden to the rear which has views towards the bay. On road parking applies and there is potential to create off road parking subject to necessary planning consent.

On Road

1 Parking Space

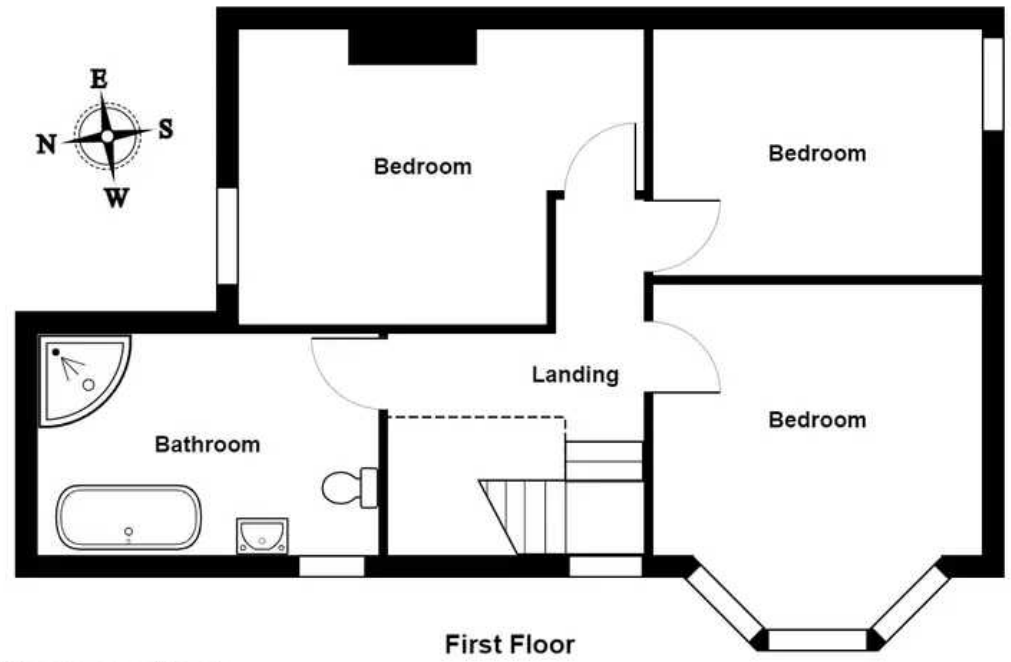
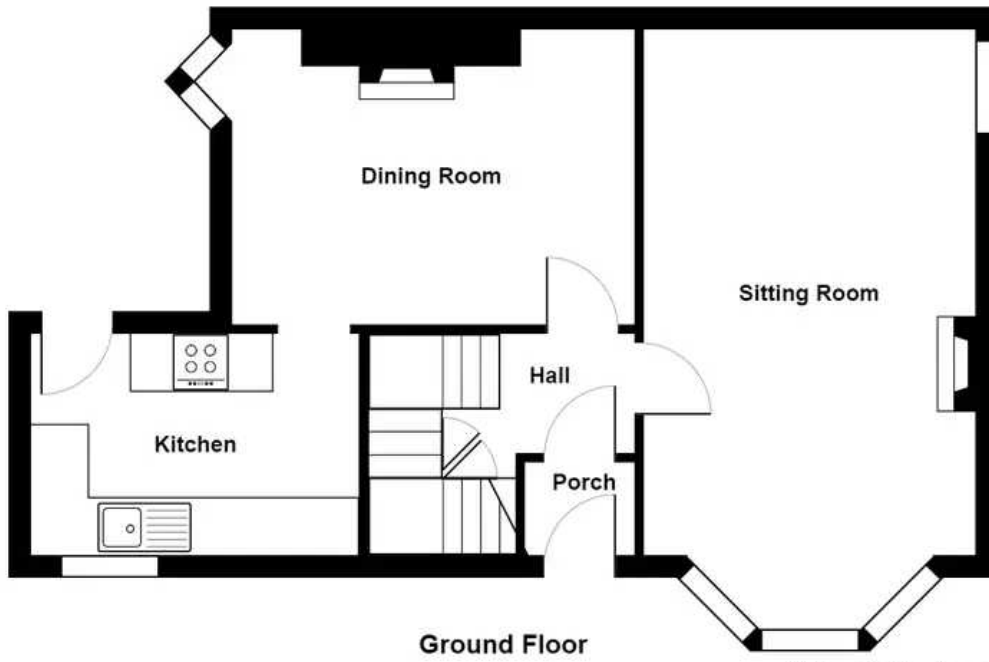
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

EPC

Rating E.





8 Fernleigh Avenue, Grange-over-Sands
 Total Area: 100.4 m² ... 1081 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

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