



Grange-over-Sands

£240,000

Langdale, 18 Fell Drive, Grange-over-Sands, Cumbria, LA11 7JF

A good-sized 3 Bedroom Semi-Detached home located close to Grange Primary School on a good sized plot with outbuildings, ample parking and garden. It will appeal to many buyers from families, downsizers or investors.

Comprising: Entrance Hall, Dining Room, Lounge, Kitchen, Rear Vestibule/Utility, 3 Bedrooms (1 En-Suite Shower Room).

Quick Overview

- 3 Bedroom Semi Detached
- 2 Reception Rooms - 1 Shower Room
- Good residential area
- Outbuildings and Ample Parking
- Front Garden
- Super Family Home
- Gas central heating
- Close to Primary School
- Superfast Broadband speed 80 mbps available*



3



1



2



C



80 Mbps



Ample Parking

Property Reference: G2786



Dining Room



Lounge



Kitchen



Bedroom 1

Description This light and airy semi detached property with well proportioned rooms is set on a good sized plot with out buildings and ample parking and will appeal to a variety of buyers.

Comprising Hallway, Dining Room, Lounge, Kitchen and Utility/Boot Room to the Ground Floor. 3 Double Bedrooms and En Suite Shower Room to the first floor. Workshop, Garage, ample Parking and front Garden complete the picture.

The side Entrance Hall is light and airy with stairs to the First Floor and the wall mounted gas central heating boiler under the stairs.

The Lounge with feature bay window gives a glimpse of the bay, and there is an inset multi-fuel stove with oak over mantle. A Door from the hall and the Lounge leads to the Dining room with front aspect into the garden.

From the Hall the Kitchen has a range of cream wall and base units complimentary worktop, 1½ bowl single drainer sink unit and gas point for cooker. An open doorway leads to the Rear Vestibule/Utility/Boot Room with plumbing for washing machine and is shelved to maximise storage.

To the First floor are 3 Bedrooms, 2 Double and 1 Single. Bedroom 1 has access to the En suite Shower Room which has a 3 piece white suite comprising shower enclosure, low flush WC, pedestal hand basin and ladder style heated towel rail.

Outside to the rear of the property there is a former garage (which could easily be re-instated) with 2 personal doors and electric. There is also an Outhouse attached to the Main House which is currently utilised as a Workshop with power, light, shelving and work bench.

The garden is to the front of the property with central law, pond and well stocked flower borders. Ample parking on the driveway and to the rear of the property for 3-4 cars and/or space for a touring caravan/motor home.

Location: Situated in an elevated position with easy access to the many amenities of this popular coastal resort and, for those with families, approximately 150 yards up the road from the local primary school. To reach the property from the centre of Grange, take the Esplanade westwards towards Allithwaite. Almost opposite the Fire Station, turn right into Fernhill Road and proceed up the hill keeping left, going past the school with Langdale being on the left hand side just before the turning into Fell Close.

Accommodation (with approximate measurements)

Entrance Hall

Dining Room 10' 3" x 8' 5" (3.12m x 2.57m)

Lounge 14' 11" x 13' 6" into bay (4.55m x 4.11m into bay)

Kitchen 11' 7" x 7' 0" (3.53m x 2.13m)

Rear Vestibule/Utility 6' 0" x 4' 3" (1.83m x 1.3m)

Bedroom 1 11' 5" x 10' 9" (3.48m x 3.28m)

En-Suite Shower Room

Bedroom 2 12' 11" x 10' 10" (3.94m x 3.3m)

Bedroom 3 9' 10" x 6' 11" (3m x 2.11m)

Former Garage 18' 5" x 10' 2" (5.61m x 3.1m)

Workshop 14' 0" x 5' 7" (4.27m x 1.7m)

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

Council Tax: Band B - Westmorland and Furness Council.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

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.

What3words <https://what3words.com/below.flip.earlobes>

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £725 -£750 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Bedroom 3



Rear Area



Langdale, Fell Drive, Grange-Over-Sands, LA11

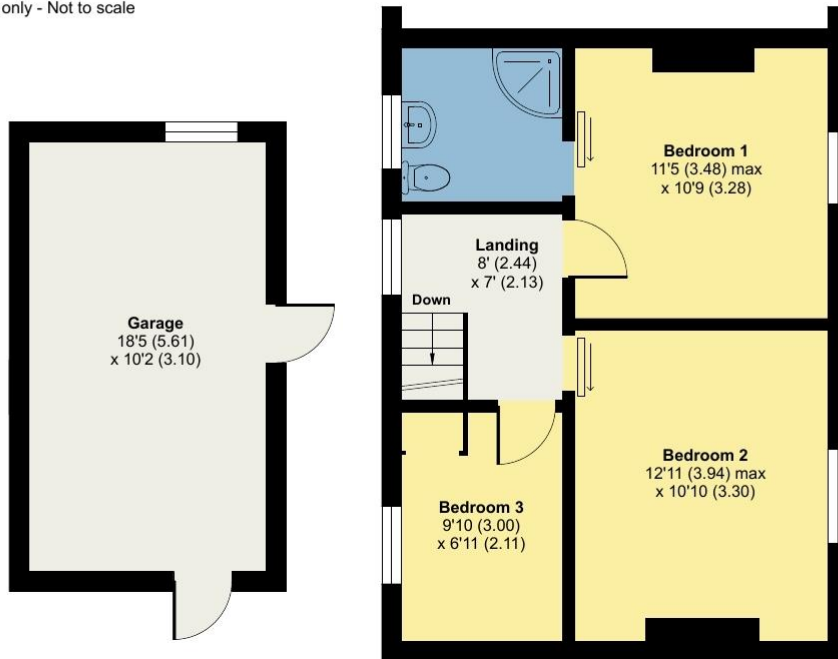
Approximate Area = 986 sq ft / 91.6 sq m

Garage = 187 sq ft / 17.4 sq m

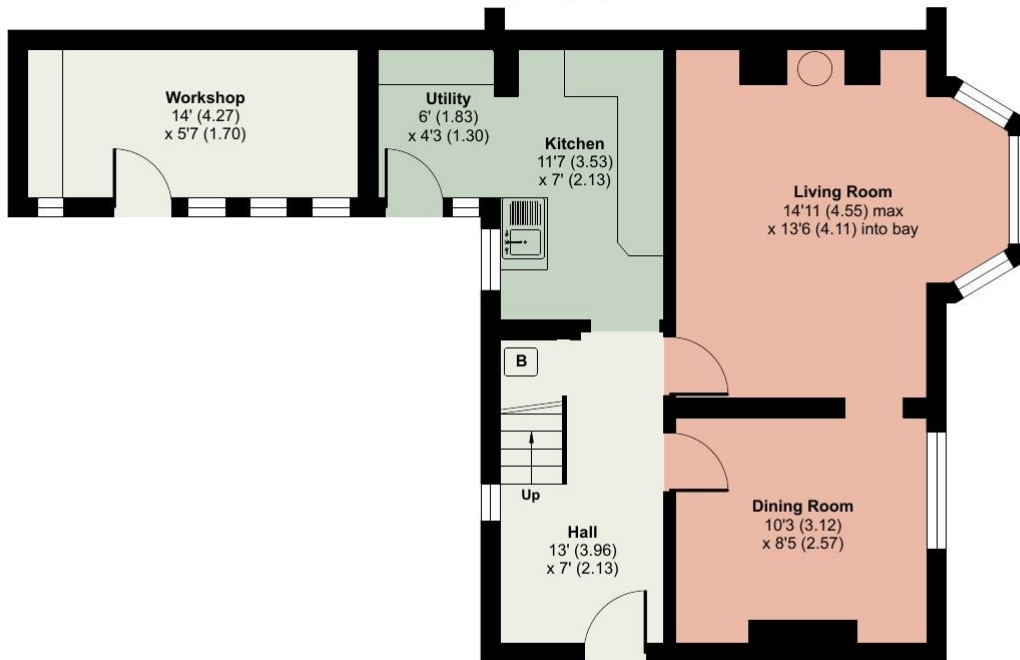
Workshop = 77 sq ft / 7.2 sq m

Total = 1250 sq ft / 116.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2023. Produced for Hackney & Leigh. REF: 982274

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