



Grange-over-Sands

£350,000

The Gables, 1 Rockery Terrace, Grange-over-Sands, Cumbria, LA11 7HS

A super end-terraced, well proportioned 4 bedroom Victorian property arranged over 3 floors convenient for the many amenities in Grange. This spacious period property is a lovely family home comprising Entrance Hall, Lounge, Dining Kitchen, 4 Double Bedrooms and 2 Bathrooms. Forecourt front Garden and good sized Tiered Rear Garden for easy maintenance. Viewing highly recommended.

Quick Overview

End Terraced Family Home - 4 Bedrooms
 1 Reception Room - 2 Bathrooms
 Level position close to amenities
 Unrestricted on road parking available
 Front and rear Garden Areas
 Views towards Morecambe Bay
 Gas central heating - double glazing



Property Reference: G2795



Lounge



Kitchen Area



Dining Kitchen



Bedroom 1

Description: An attractive, period, stone built traditional end-terraced property dating back to the early 20th century situated close to the town centre where amenities such as Medical Centre, Library, Post Office, Primary School, Railway Station, Shops etc are close at hand. The thriving community of Grange over Sands is friendly and has much to offer for both permanent residents and second home owners. Fernleigh Road is particularly sought after largely due to the convenient location. The M6 motorway link is approximately 20 minutes away and the delights of the inner Lake District around a 25 minute drive.

From the Side Entrance Porch with cloaks cupboard and plumbing for washing machine you enter into the Entrance Hall where a door leads to the well proportioned Living Room with bay window to the front and a glimpse between properties to Morecambe Bay. Corniced ceiling, feature fireplace with electric fire.

The Dining Kitchen is a well proportioned room, the Dining Area has French doors leading around to the rear of the property and an attractive open fire place houses the multi-fuel stove with stone mantle over and hearth. The Kitchen Area has an attractive range of 'oak' base units with complementary worktops and part tiled walls. Single drainer stainless steel sink unit, plumbing for dishwasher and cream Rangemaster dual fuel range cooker with cooker hood over. Access to the useful shelved pantry with fitted cupboards for additional storage. Amtico flooring enhances this delightful room.

Stairs from the Entrance Hall lead to the First Floor Landing with wall mounted Viessmann gas central heating combi boiler. There are also 2 generous double bedrooms - Bedroom 1 has a side aspect and built in double wardrobes. Bedroom 2 is to the front of the property with views towards Morecambe Bay. The Bathroom has a 3 piece white suite - bath with shower over, pedestal wash hand basin and WC. Complementary part tiled walls, mirrored bathroom cabinet, ladder style radiator, wall mounted fan heater, shaver point, fitted oak shelving and extractor fan.

From the First Floor Landing stairs lead to the Second Floor with Velux window making this area light and bright. There are also 2 good sized Bedrooms and Bathroom 2 which is bijou but practical having a 3 piece white suite, bath with hand held shower, vanity wash hand basin and WC. Velux roof light.

To the front of the property is a small forecourt gravelled garden area with enough space for a bench and some pot plants. To the rear there is a good sized split-level walled garden the first tier being decked with fitted seating and useful storage under and garden shed. Underneath the decked area there is yet more storage. The second tier of garden is easily maintained with slate shingle and planted borders and boasts an outside brick built pizza oven and barbecue. Gated access to a rear lane for bin access. The garden area has neighbouring woodland to two sides, giving a most unique feeling of being in a rural setting whilst living in a town house.



Lounge



Dining Kitchen



Bathroom



Bedroom 2



Bedroom 4



Rear Aspect

There is unrestricted on road parking along Fernleigh Road plus to the front of the property there may be the possibility of utilising the existing space for off road parking for a small vehicle.

Location: To reach the property proceed up Main Street and turn right at the mini roundabout and follow the short one way street, go straight over at the crossroads and turn first left into Fernleigh Road. Follow the road passing the right turn into Rockland Road and Rockery Terrace can be found shortly on the right

Accommodation (with approximate measurements)

Entrance Hall

Lounge 15' 1" x 14' 3" into bay (4.6m x 4.34m into bay)

Dining Kitchen 16' 9" max x 15' 8" max (5.13m max x 4.78m max)

Bedroom 1 14' 0" x 12' 1" plus wardrobe (4.27m x 3.68m plus wardrobe)

Bedroom 2 10' 5" x 9' 7" (3.18m x 2.92m)

Bathroom

Bedroom 3 15' 2" x 10' 4" (4.63m x 3.15m)

Bedroom 4 15' 3" max x 13' 10" max (4.65m max x 4.22m max)

Bathroom 2

Council Tax; Band C. Westmorland and Furness Council.

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

Tenure: Freehold. Vacant possession upon completion.

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

Conservation Area: This property is located within Grange Conservation Area.

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

Residential Lettings If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.



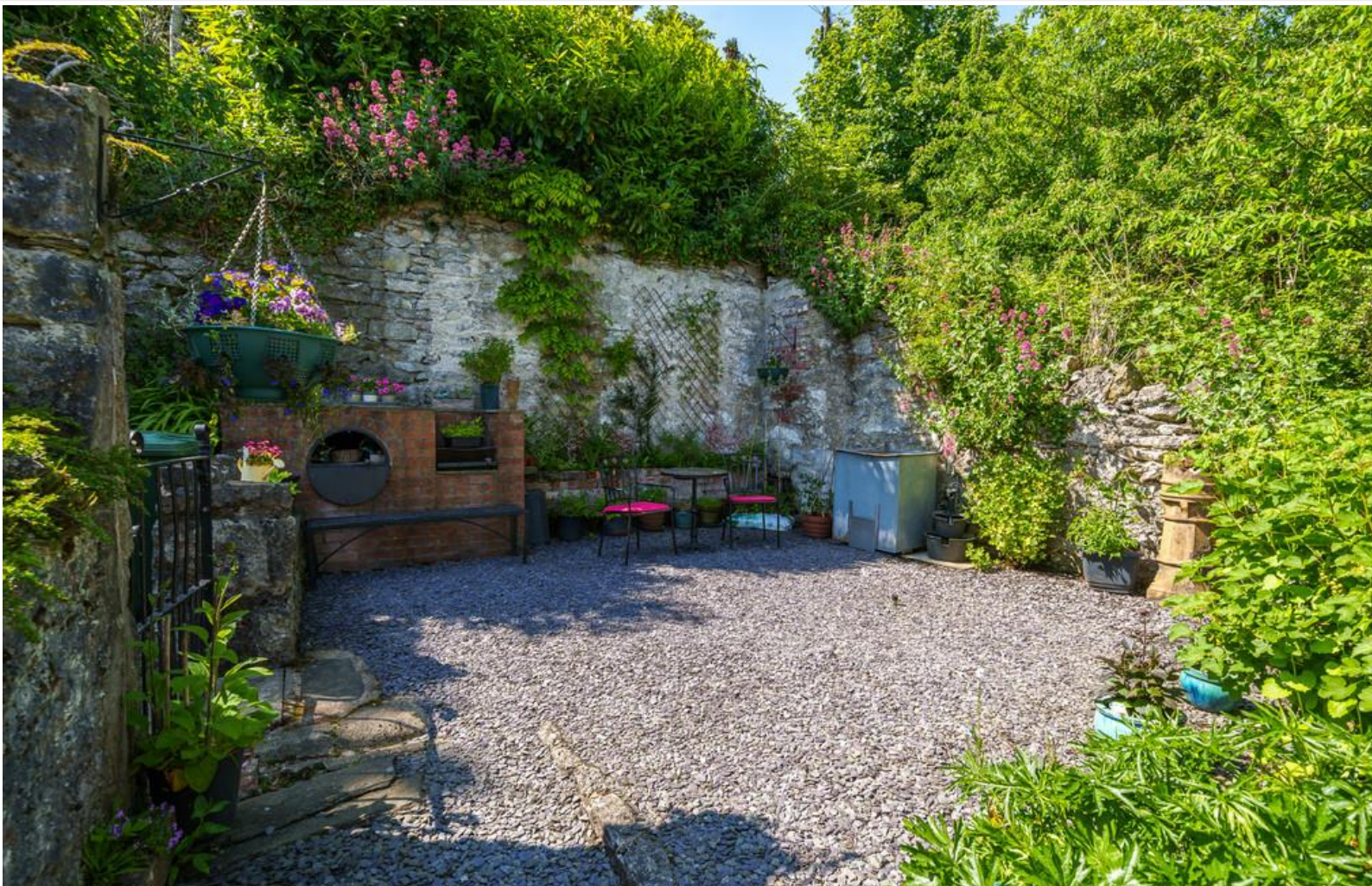
Bedroom 1



Bedroom 3



Decked Area



Garden

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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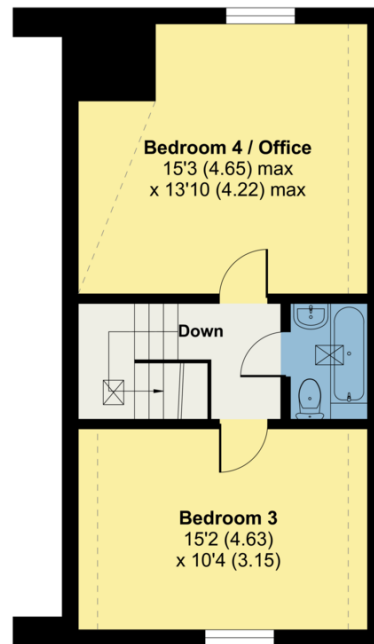
Rockery Terrace, Grange-Over-Sands, LA11

Approximate Area = 1369 sq ft / 127.1 sq m

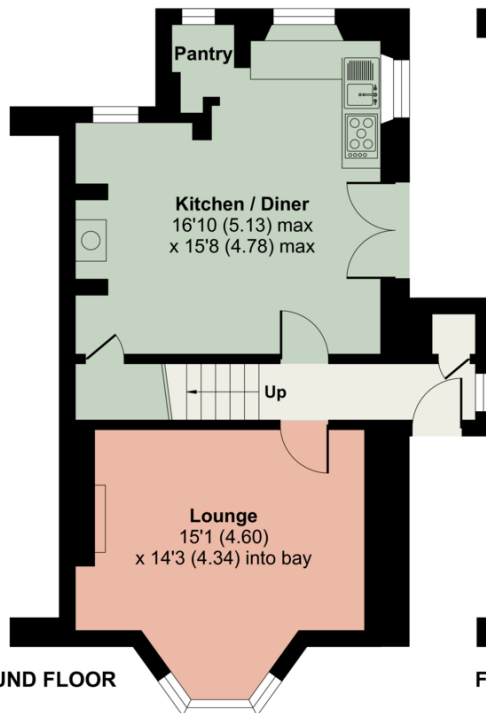
Limited Use Area(s) = 71 sq ft / 6.5 sq m

Total = 1440 sq ft / 133.6 sq m

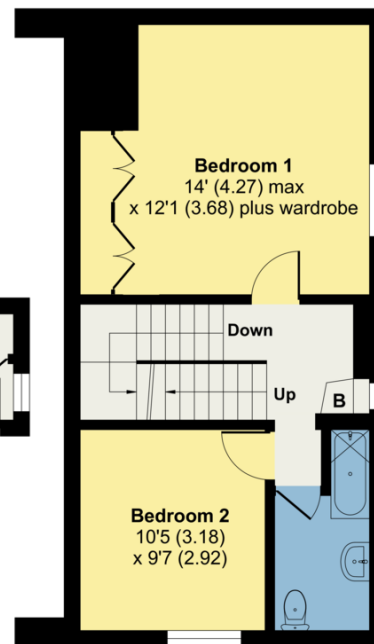
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 988561

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