



Grange over Sands

£365,000

Pendleton Cottage , Fernleigh Road, Grange-over-Sands, LA11 7HT

A substantial, traditionally built late Victorian semi- detached property with versatile accommodation arranged over 3 floors and some pleasing bay views.

Well presented throughout and comprising 2 Receptions, Bedroom 4 and WC to the Ground Floor, Dining Room and Kitchen to the Lower Ground Floor and 3 Bedrooms and Bathroom to First Floor. Forecourt Garden, Side Patio, Rear Garden, Utility Room and Garden Store. Viewing highly recommended.

Quick Overview

- Semi Detached - 4 Bedrooms
- 3 Receptions - 1 Bathroom
- Convenient proximity to town
- Views towards Morecambe Bay
- Outdoor Store with power
- Private Rear Garden
- Walking distance to Primary School
- Well presented throughout
- Versatile Layout
- Superfast Broadband speed 80mbps available*



4



2



3



D



80 mbps



On street parking

Property Reference: G2806



Lounge



Living Room



Patio



Dining Room

Description This substantial, traditionally built semi-detached period property is spacious, light, versatile and is well presented throughout. Apart from all of those pluses it has lovely views of Morecambe Bay (which improve as you move up) and a new Kitchen and Bathroom, both replaced just over 12 months ago!

This property will appeal to the modern family with its cross proximity to the excellent Primary School and town centre. An added bonus of this lovely home is the 'Garden Store' which has power and light and with a little imagination (subject to relevant consents) could become a home office perhaps? The main door opens into the Entrance Hallway with doors left and right to the main reception rooms. The Lounge is a particularly lovely room with high ceiling and dual aspect - the rear providing a view between rooftops towards Morecambe Bay. The focal point of the room is the super open fire with tastefully painted surround - a perfect mix of up to date and traditional.

The second reception room is currently utilised as a home office, again with front and rear aspect and similar views. Original recessed cupboard and door leading to Bedroom 4. Bedroom 4 is generous single bedroom with side window and useful recently created washroom comprising WC and modern wash hand basin. Ideal for guests or maybe a dependent relative. From the second reception room stairs lead down to the Lower Ground Floor where the formal Dining Room (with lots of storage) and a Kitchen can be found. The Kitchen is a delight having been recently replaced (16 months ago) and fitted with an attractive range of 'greige' shaker style base cabinets with high gloss white Quartz worksurface. Integrated fridge freezer, dishwasher, ceramic hob, extractor and 'Bosch' electric oven. Useful matching larder cupboards. From the Kitchen there is direct access to the Rear Garden and Patio.

The Utility Room is accessed externally from the rear or the side of the property and is useful storage but also has plumbing and electric.

From the Ground Floor the stairs lead up to the First Floor where the 3 bedrooms are located. The Master Bedroom has front aspect and a bank of built in wardrobes (also housing the central heating boiler). A second double bedroom has front aspect and the third, a large single enjoys super views of Morecambe Bay.

The lovely Bathroom was replaced just over 12 months ago and comprises a white, 'Victorian' style suite with shower over bath and striking, very attractive wall and floor tiles.

To the front externally is a neat courtyard garden which provides space for seating and is a lovely spot to watch the world go by, this area does extend to good space around the side where there are steps down to access to Utility Room.

The Rear Garden is a super. A generous area of paved patio - ideal for al-fresco dining as it is just off the Kitchen with steps down to the pretty rockery style garden with some pretty and well established plants and shrubs. Outside tap, the 'Garden Store' and there is also a private gate which gives private access down to Kents Bank Road.

Early viewing is highly recommended as the last few properties we listed on this road were snapped up very quickly indeed.



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

Location Fernleigh Road is a highly desirable residential road particularly popular with families partially due to the close proximity to the excellent Primary School. The Town Centre is also very close by and enjoys amenities such as Medical Centre, Library, Post Office, Railway Station, Shops, Cafes, Tea Rooms etc. The picturesque Edwardian Promenade, Ornamental Garden and Band Stand are a hop, skip and a jump away.

To reach the property proceed up Main Street to the mini roundabout and bear right into the one way system and cross straight over passing the Library on the right. Take the first left turn into Fernleigh Road, following the road along passing the right turn to Rockland Road and Pendleton Cottage can be found shortly after on the left hand side.

Accommodation (with approximate measurements)

Hall
Lounge
Living Room
Bedroom 4
WC
Dining Room
Kitchen
Utility Room
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Garden Store

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

Tenure Freehold.
Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk23.6.23> not verified

Council Tax Band D. Westmorland and Furness Council.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/purple.static.cling>

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



Garden



View



Kitchen



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
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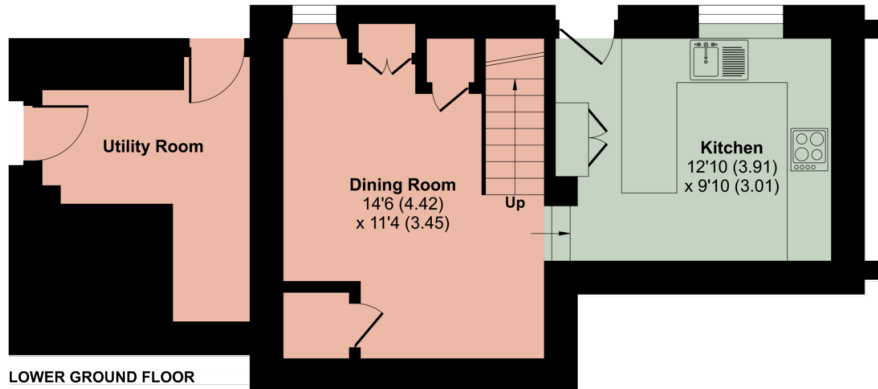
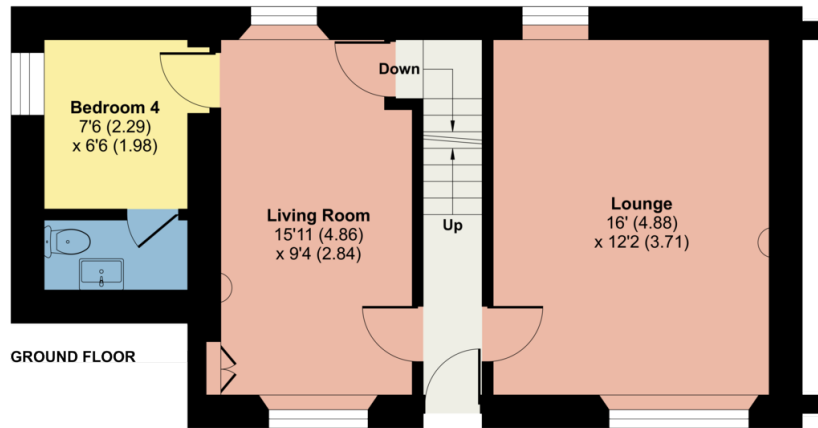
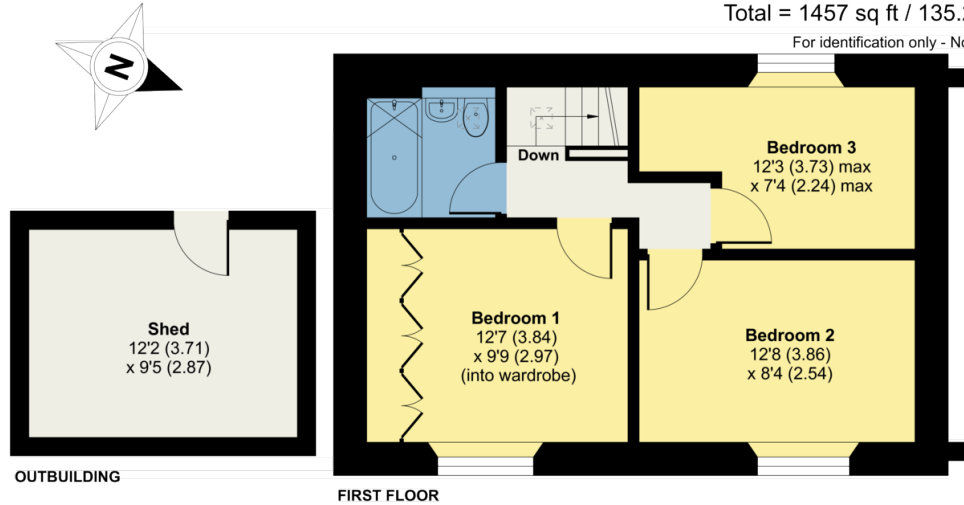
Pendleton Cottage, Fernleigh Road, Grange-Over-Sands, LA11

Approximate Area = 1343 sq ft / 124.7 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 1457 sq ft / 135.2 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). ©n/checon 2023. Produced for Hackney & Leigh. REF: 1003652

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