



Plumtree Bank Fernleigh Road, Grange-Over-Sands
£400,000 Freehold





Plumtree Bank Fernleigh Road

Grange-Over-Sands, Grange-Over-Sands

A fabulous well proportioned semi detached house centrally located within Grange-over Sands. The property offers easy access to the many amenities available within the popular historic seaside town which include a variety of shops, cafes, butchers, a library, health care, railway station, post office and the promenade.

The town has good bus route links and is within easy reach of the Lake District National Park and the M6.

The beautifully presented accommodation, which is laid to four floors and has bay views from the rear aspect, briefly comprises entrance hall, sitting room, dining room, breakfast kitchen and cloakroom with utility space to the ground floor, two double bedrooms, with one having an en suite shower room, and a four piece bathroom on the first floor, two further double bedrooms, with one having an en suite shower room to the second floor and a home office on the lower ground floor. The property benefits from double glazing and gas central heating.

Outside offers delightful gardens and grounds which include a quality workshop and undercroft storage. On road parking applies.

Council Tax band: D

Tenure: Freehold

GROUND FLOOR

ENTRANCE HALL

8' 4" x 6' 2" (2.54m x 1.88m)

Double glazed door, double glazed window, double glazed Velux window.

SITTING ROOM

21' 11" x 14' 10" (6.67m x 4.51m)

Double glazed patio doors to balcony and garden, four double glazed windows, two radiators, multi fuel stove to feature fireplace, coving, wall lights.

DINING ROOM

12' 2" x 11' 3" (3.71m x 3.44m)

Double glazed window, radiator, two built in cupboards.

BREAKFAST KITCHEN

13' 1" x 11' 3" (4.00m x 3.43m)

Double glazed window, radiator, excellent range of base and wall units, Belfast sink, quartz worktops, built in double oven, five burner gas hob with extractor hood over, integrated fridge, freezer and dishwasher, recessed spotlights, under wall unit lighting, tiled splashbacks.

CLOAKROOM WITH UTILITY SPACE

8' 3" x 4' 0" (2.51m x 1.23m)

Double glazed window, W.C. with concealed cistern, wash hand basin with tiled splashback, gas central heating boiler, plumbing for washing machine, space for tumble dryer, loft access, coving.

INNER HALL

5' 10" x 2' 11" (1.77m x 0.88m)

Single glazed window to sitting room.

SECOND FLOOR

LANDING

3' 0" x 2' 6" (0.91m x 0.77m)

Natural light from first floor landing, built in cupboard.

BEDROOM

9' 4" x 9' 4" (2.85m x 2.84m)

Double glazed window, radiator.





FIRST FLOOR

LANDING

19' 5" x 5' 5" (5.91m x 1.64m)

Double glazed window, double glazed Velux window, radiator, built in cloaks and storage cupboard, loft access.

BEDROOM

14' 10" x 11' 9" (4.51m x 3.59m)

Double glazed French doors to sun room, double glazed window, radiator, excellent range of fitted wardrobes, coving, wall lights.

EN SUITE

7' 9" x 5' 3" (2.37m x 1.61m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, two fitted mirrored wall units with lighting, partial tiling to walls, shaver point, fitted glass shelf.

SUN ROOM

10' 6" x 4' 6" (3.19m x 1.38m)

Double glazed windows with bay views, radiator, recessed spotlights.

BEDROOM

13' 1" x 11' 2" (3.98m x 3.41m)

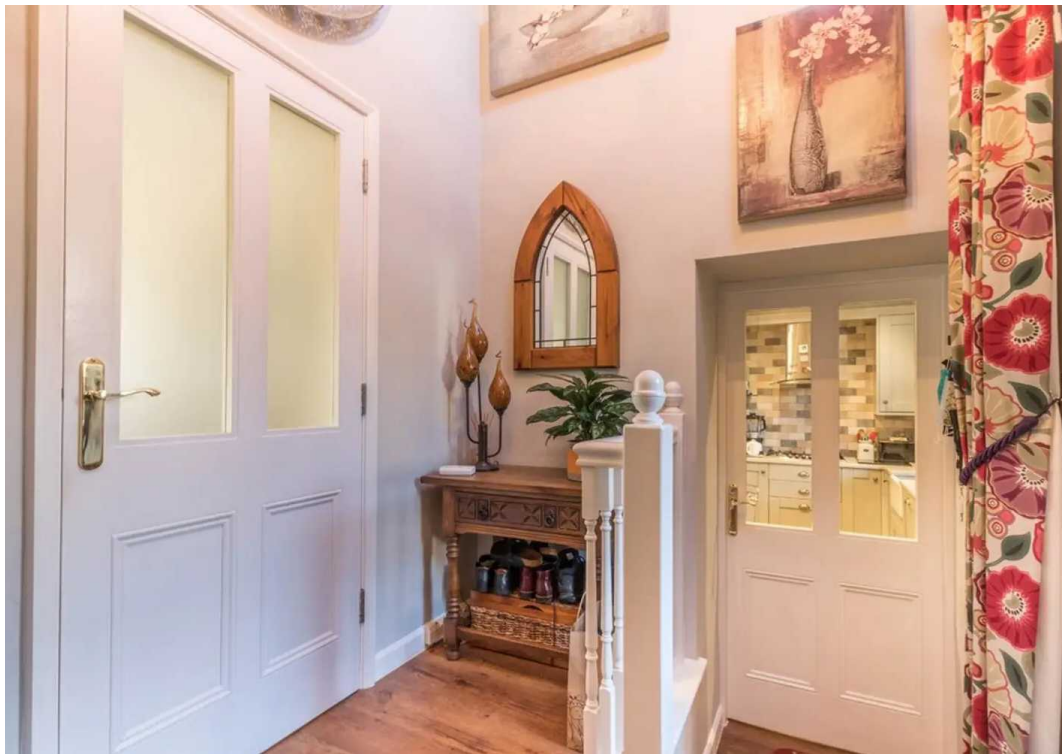
Double glazed window with bay views, radiator, built in wardrobe.

BATHROOM

12' 0" x 7' 10" (3.66m x 2.40m)

Double glazed window, heated towel radiator, four piece suite in white comprises W.C., wash hand basin to vanity, freestanding roll top bath and fully tiled shower enclosure with thermostatic shower fitment, built in airing cupboard housing radiator, fitted mirrored wall unit with lighting, built in shelving, partial tiling to walls, shaver point, fitted mirror.





EN SUITE

11' 9" x 3' 4" (3.58m x 1.02m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted mirror with lighting, partial tiling to walls, shaver point, fitted glass shelf.

BEDROOM

12' 3" x 11' 3" (3.73m x 3.42m)

Double glazed window with bay views, radiator, built in wardrobe, cupboards and shelving.

LOWER GROUND FLOOR

HOME OFFICE

12' 5" x 11' 10" (3.79m x 3.60m)

Double glazed door with adjacent double glazed window to garden, double glazed window, radiator, fitted worktop and shelving, tiled flooring.

UNDERCROFT - RESTRICTED HEIGHT

16' 3" x 14' 10" (4.96m x 4.51m)

Timber double doors, light and power, Belfast sink, fitted shelving.

WORKSHOP

9' 8" x 7' 5" (2.95m x 2.26m)

Timber door, single glazed windows, light and power, base and wall units.

Garden

The front of the house has a paved patio. There is gated access at the side where there are two log stores and the rear boasts a delightful landscaped garden which includes a paved patio, attractive well stocked beds and borders, a lawn, quality workshop, water supply, access to the undercroft and gated access to a shortcut footpath to Kents Bank Road.

ON ROAD

On road parking at the front of the property





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Total Area: 176,4 m² ... 1898 ft²

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