



## Grange-over-Sands

£138,720

33 Tricketts Drive, Grange-over-Sands, Cumbria, LA11 7DE

An excellent, neatly presented, compact, low maintenance Affordable Home (qualifying criteria applies). Situated on a quiet residential development with easy access to town.

Comprising Hall, Sitting Room, Dining Kitchen, Cloakroom, 2 Double Bedrooms, Bathroom, Garden and Parking for 2 cars. Early viewing highly recommended.

### Quick Overview

End Terrace - 2 Double Bedrooms

1 Reception - 1 Bathroom

Affordable home scheme (qualifying criteria applies)

Convenient location

Residential cul-de-sac

Pretty Rear Garden

Neatly presented throughout

Parking for 2 cars

Superfast Broadband speed 80 mbps available\*



2



1



1



B



80 Mbps



Parking for 2 cars

Property Reference: G3827



Sitting Room



Dining Kitchen



Dining Kitchen



Bedroom 1

**Description:** A super property - Very well proportioned with light filled rooms, tasteful neutral décor throughout, excellent convenient and sought after location, parking, and lovely, private rear Garden - this property is perfect for those meeting the qualifying criteria and we would recommend early viewing as it should command lots of interest.

Double glazed with gas central heating and an energy rating of B, this property will also prove to be energy efficient - important in the current climate!

The front door opens into the bijou Hall with stairs leading to the First Floor and door to the Sitting Room. The Sitting Room is well proportioned with front window and under stairs storage cupboard. A door leads into the Dining Kitchen which can accommodate a table for 4 easily. There is a window and external half glazed door with pleasant views into the private Rear Garden. The Kitchen is furnished with a good range of off-white wall and base cabinets with wood effect work surface with stainless steel sink unit. Integrated fridge, freezer, dishwasher, and washing machine plus built-in gas hob and electric oven. Attractive wood effect flooring. There is also a very useful ground floor Cloakroom with WC and wash hand basin.

Upstairs are 2 double Bedrooms - Bedroom 1 with front aspect and Bedroom 2 with wardrobes and pleasant rear aspect. The Bathroom comprises a modern suite of WC, pedestal wash hand basin and bath with shower over.

To the front is a small forecourt Garden with small area of grass but ample space for a bench perhaps and a couple of pot plants. The Rear Garden is a delight and quite private, directly outside the Kitchen door is a generous and sunny paved patio and steps lead down to a level lawn. The garden is securely fenced with a pedestrian gate to the side and parking area. The timber garden shed is included in the sale. To the side of the property there is tandem parking for 2 vehicles.

**Location:** Tricketts Drive is popular with many different buyers. The location is extremely convenient and this particular property enjoys a good level of privacy to the rear. Built in 2017 maintenance should not be an issue with uPVC double glazing and modern kitchen and bathroom fittings. This relatively new development is within easy walking distance of the town centre via either road or the picturesque, level, Edwardian Promenade. Grange over Sands benefits from amenities such as Medical Centre, Railway Station, Post Office, Library, excellent Primary School, Shops, Cafes and Tearooms.

To reach the property proceed up Main Street to the mini roundabout and turn left along The Esplanade. Go past the fire station on the left hand side and take the second left turning into Tricketts Drive. Take the second right and follow the road around to the left and No.33 can be found shortly on the right hand side.



**Accommodation (with approximate measurements)**

Hall

Sitting Room 14' 2" x 11' 4" max (4.34m x 3.46m max)

Dining Kitchen 14' 7" x 9' 10" (4.46m x 3.00m)

Cloakroom

Bedroom 1 14' 7" x 10' 8" max (4.46m x 3.26m max)

Bedroom 2 13' 3" x 8' 2" (4.06m x 2.50m)

Bathroom

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

**Tenure:** Leasehold. Subject to the remainder of a 999 year lease dated 29th June 2018. An annual fee payable for maintenance of the communal areas £176 per annum. Ground Rent £200 per annum.

**Local Occupancy Restriction:** This property is a low cost affordable home being sold on a discounted sale basis. The maximum selling price is £138,720, this is 57.8% of the market value which is as per the section 106 Agreement on this property.

Potential purchases will need to:-

- Submit a "Low Cost Home Ownership" application to the Council for approval.
- Show that they are in housing need and are unable to buy market price homes.
- Demonstrate a Local Connection (guidance attached) to one of the parishes as defined in the section 106 Agreement as :- 'Locality' means the parishes of Haverthwaite, Lower Allithwaite, Lower Holker, Grange-over-Sands, Broughton East, Upper Allithwaite, Staveley in Cartmel and Cartmel Fell.
- Live in the property as their only and principal home. It cannot be a buy to let, a holiday let or a second home. Further information is available from the Grange Office.

**Council Tax:** Band B. Westmorland and Furness Council.

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

**What3words:**

<https://what3words.com/shepherdess.captions.director>

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



Bedroom 2



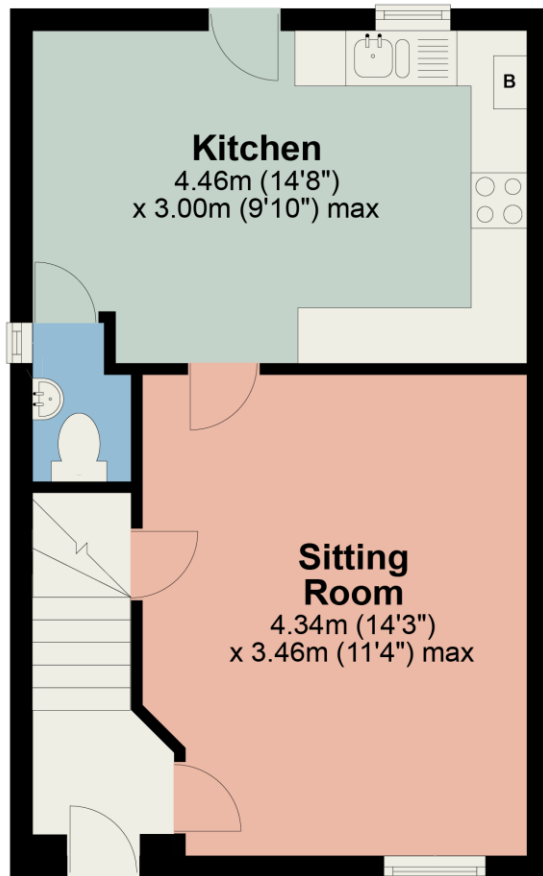
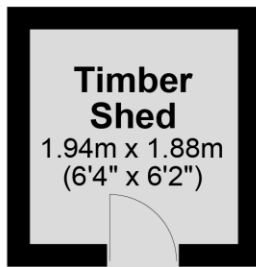
Bathroom



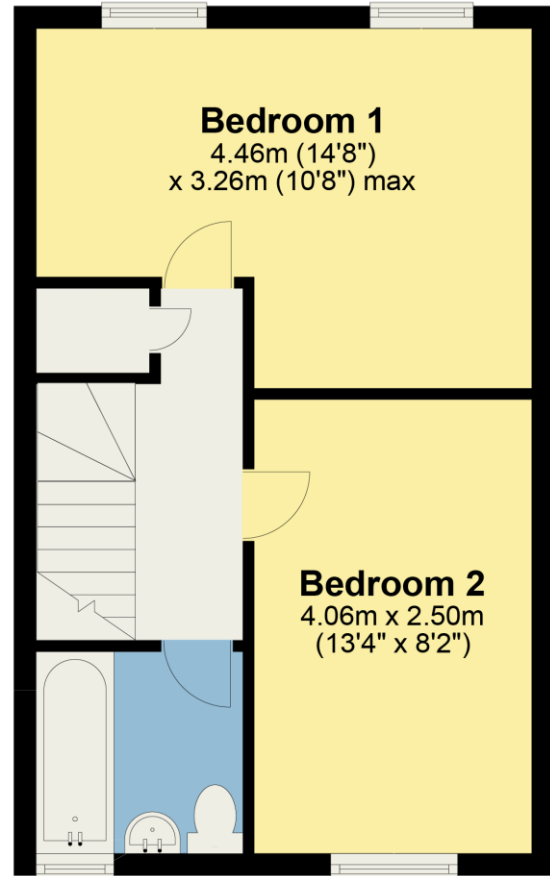
Rear Garden



Rear Garden



**Ground Floor**



**First Floor**

Total area: approx. 69.9 sq. metres (752.1 sq. feet)

For illustrative purposes only. Not to scale. REF: G3827

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/08/2023.

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