



## Grange-over-Sands

£235,000

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

A super, low maintenance, compact, 2 Bedroom Mid Terrace home, located on a popular development in Grange over Sands with off road parking and paved rear patio.

Comprising Living Room, Dining Kitchen, Cloakroom, 2 Double Bedrooms and modern family Bathroom. This property is ideal for perhaps a first time buyer, a couple down sizing or as a lock up and leave. No Upper Chain.

### Quick Overview

Mid Terrace - 2 Double Bedrooms

1 Reception - 1 Bathroom

Edge of town situation

Convenient Location

Residential cul-de-sac

Low maintenance Rear Garden

Neatly presented throughout

Parking for 2 cars

Ideal First Time Buyer/Investment property

Superfast Broadband speed 80mbps available\*



2



1



1



B



80 Mbps



Parking for 2 cars.

Property Reference: G2824



Living Room



Dining Kitchen



Dining Kitchen



Bedroom 2

**Description:** Built in 2017 this delightful, low maintenance home is ready to just put your own furniture in place!

This mid terrace property makes good use of the space and is clean and bright throughout. It will appeal to the lock up and leavers, investors, down-sizers and perhaps the first time buyers.

The front door opens into the compact 'Hall' with stairs leading to the First Floor and door to the Living Room. The Living Room is well proportioned with front window and generous 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 door with aspect into the Rear Garden. The Kitchen is furnished with a good range of off-white wall and base cabinets with wood effect work surface and inset sink. Integrated fridge, freezer, dishwasher, gas hob, electric oven and washing machine. Attractive wood effect flooring. There is a useful ground floor Cloakroom with WC and wash hand basin.

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

The rear Garden has been paved and decked for ease and provides good sized outdoor space for outdoor furniture and pot plants. Timber shed and gated access to service lane. Securely fenced.

There are 2 off road parking spaces to the front of the property.

**Location:** Tricketts Drive is a relatively new development 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, Shops, Cafes & Tearooms.

To reach the property proceed up Main Street to the mini roundabout and turn left. Passing the fire station on the left hand side, take the second left turning into Tricketts Drive, then the second right and No.45 can be found on the right.

**Accommodation (with approximate measurements)**

**Entrance**

**Living Room** 14' 1" x 9' 3" (4.31m x 2.82m)

**Dining Kitchen** 12' 6" x 9' 10" (3.83m x 3.02m)

**Cloakroom**

**Bedroom 1** 12' 6" x 8' 11" max (3.83m x 2.72m max)

**Bedroom 2** 12' 7" x 9' 3" (3.85m x 2.82m)

**Bathroom**  
**Timber Shed**

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators. Wiring for alarm but not connected. Current gas and electrical certificates are available.

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 12.8.23 not verified

**Management Charges:** Amenity Charge for 2022/23 £174.06

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

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

**What3words:**  
<https://what3words.com/toads.contained.genius>

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

**Rental Potential** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £760 – £775 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bathroom

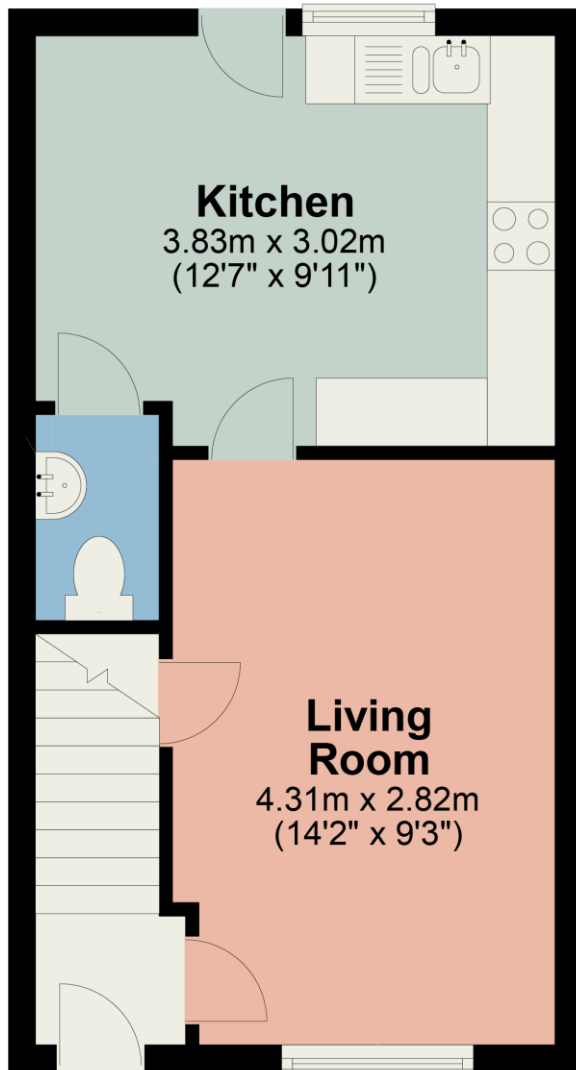


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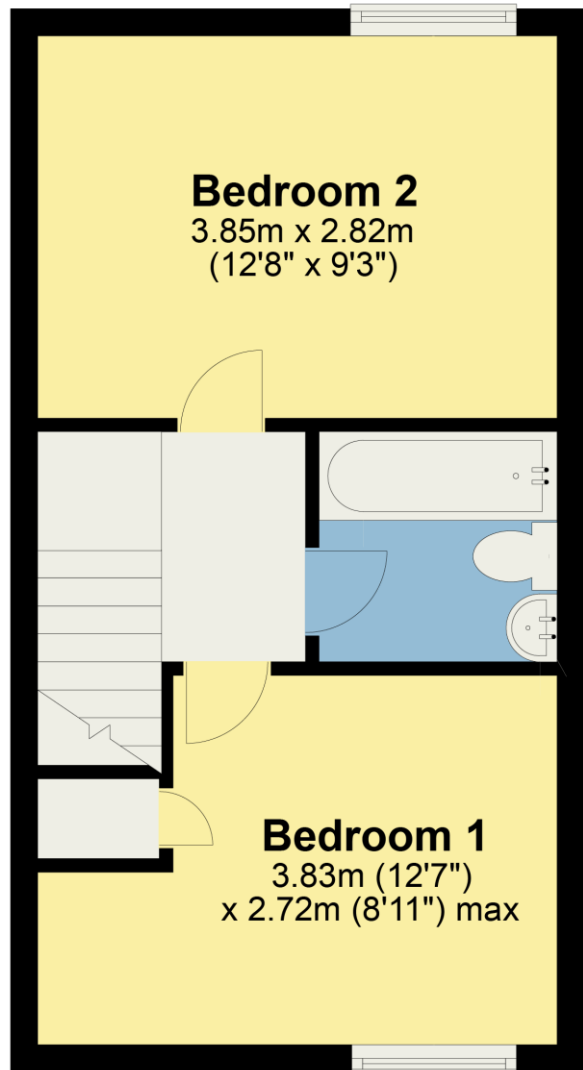


Rear Patio

## Ground Floor



## First Floor



**Total area: approx. 57.0 sq. metres (613.2 sq. feet)**

For illustrative purposes only. Not to scale. REF: G2824

A thought from the owners - Good neighbourhood with easy access to the promenade, cafes, local surgery and shops which offer a good range of food and home accessories. Grange is surrounded by beautiful countryside for waking outings and equidistant from Kendal, Ulverston and Windermere.

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