



12 Tricketts Drive, Grange-Over-Sands

Guide Price £375,000





12 Tricketts Drive

Grange-Over-Sands, Grange-Over-Sands

This remarkable property is a stunning four bedroom family townhouse, boasting a modern design split over three levels, located a short walk away from the town centre in the popular modern development of Tricketts Drive. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern townhouse split over three levels
- Tastefully decorated throughout
- High specification
- Incredible Master bedroom & En-suite
- Garage & off road parking
- Short walk to Grange town centre



Hallway

6' 1" x 6' 0" (1.85m x 1.84m)

Accessed via the obscured double glazed front door, a useful hallway leading onto to the ground floor W/C and living room with carpeted stairs leading to the first floor. Wall mounted coat hooks, smoke alarm and the thermostat for the ground floor can all be found in here.

Ground Floor W/C

6' 8" x 3' 2" (2.02m x 0.97m)

Useful downstairs W/C consisting of low level W/C, pedestal sink with chrome mixer tap and tiled splashback, chrome towel and toilet roll holders with an obscured double glazed window to the front elevation.

Living Room

14' 9" x 12' 10" (4.49m x 3.90m)

Beautifully presented and bright living room with a large set of windows to the front elevation with access to the Kitchen/Dining room and under stairs cupboard providing additional storage and coat hanging space. The Living room also contains a Radiator along with the TV & phone points.

Kitchen/Dining Room

9' 7" x 15' 8" (2.93m x 4.77m)

A light and airy Kitchen/Dining space with double glazed french doors leading onto the rear patio. The Kitchen consists of a number of off-white wall and floor units with a complimentary worktop that incorporates a built in Electrolux fridge/freezer, Electrolux oven and gas with stainless steel extractor over, Bosch dishwasher, washing machine, Logic gas combi boiler and stainless steel one and a half sink with drainer with chrome mixer tap. The room also features a large double glazed window to the rear elevation allows further light into the room and Radiator.

First floor landing

11' 4" x 3' 3" (3.46m x 1.00m)

Carpeted landing leading to the first floor bedrooms and bathers are also available with access to the Ground floor.



First floor landing

11' 4" x 3' 3" (3.46m x 1.00m)

Carpeted landing leading to the first floor bedrooms and bathroom along with access to the 2nd floor.

Bedroom Two

9' 11" x 8' 11" (3.01m x 2.72m)

Lovely carpeted double bedroom with front aspect views, Radiator.

Bedroom Three

8' 4" x 9' 0" (2.53m x 2.74m)

Carpeted double bedroom with pleasant rear aspect over the garden, Radiator.

Bedroom Four

8' 10" x 6' 4" (2.69m x 1.94m)

A useful guest bedroom/office/bedroom with views to the rear aspect overlooking the garden, Radiator.

Bathroom

6' 2" x 6' 3" (1.89m x 1.90m)

Well appointed family bathroom consisting of a three piece suite of low level w/c, pedestal sink with chrome mixer tap and bath with tiled splashback and shower over. Mains fed vertical chrome towel rail.

Access to 2nd floor

4' 2" x 6' 6" (1.28m x 1.97m)

Currently utilised as office space, this room provides access to the 2nd floor and has a window to the front aspect and a radiator.

Bedroom One

15' 7" x 12' 10" (4.74m x 3.91m)

Fantastic penthouse style master bedroom with dual aspect velux windows to the front and rear aspects along with a dormer bay window to the front elevation. Built in storage and two radiators. Access to the Ensuite.





En-suite

7' 3" x 3' 10" (2.21m x 1.18m)

Ensuite shower consisting of a three piece suite that includes a double width electric shower enclosure, low level w/c and pedestal sink with chrome mixer tap. Vertical chrome towel radiator.

Services

Mains Electric, Gas, Water & Drainage. Double glazing windows and doors throughout unless specified otherwise. Broadband up to 80mbps available.

Front Garden

A lovely front garden area consisting of a paved path leading up to the front door with a further area of raised beds filled with a variety of herbs and plants along with slate chipping paths.

Rear Garden

A private and well thought out rear garden with a canopied patio accessed from the Kitchen/Diner leading onto a grassed lawn and further raised decking area. A path leads around to the side and to another graveled external area currently utilised as external storage directly behind the garage. A side gate grants external access to the side of the garage.

GARAGE

Single Garage

A large garage situated separately to the house, but accessed via the rear garden or driveway. Featuring plenty of space to garage a vehicle or to provide additional storage as required.

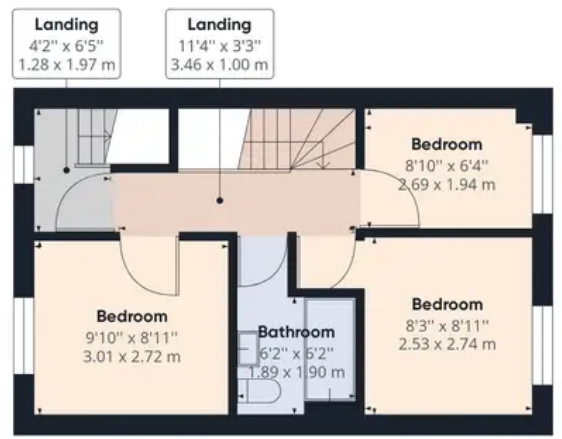
OFF ROAD

2 Parking Spaces

Situated to the front of the garage are two off road parking spaces.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
998.71 ft²
92.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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