



1 Netherleigh Drive, Grange-Over-Sands

Guide Price £190,000





1 Netherleigh Drive

Grange-Over-Sands, Grange-Over-Sands

- Spacious ground floor apartment
- Two double bedrooms
- Generous side and rear gardens
- Driveway parking for 2-3 vehicles
- Well presented throughout
- Popular location
- Situated close to school's & local amenities
- Chain free

Porch

6' 6" x 4' 7" (1.97m x 1.39m)

The property is accessed via a uPVC double glazed porch with polycarbonate style roof, with a sliding obscured glazed door providing access to the hallway.

Hallway

24' 6" x 3' 6" (7.47m x 1.07m)

Hallway spanning the majority of the building providing access to all internal rooms. Two radiators, UPVC window to the front aspect.

Living Room

11' 4" x 14' 7" (3.45m x 4.45m)

Light and airy dual aspect reception room with central feature fireplace with wood surround and stone hearth. uPVC windows to front and rear aspects, Radiator, TV & Telephone points



Kitchen

9' 3" x 10' 8" (2.81m x 3.24m)

The kitchen is fitted with a range of base and wall units with complimentary wood block effect worktop and tiled splashback. There is an inset single drainer bowl and a half sink unit in white with mixer tap, integrated gas hob with cooker hood above, electric oven, recess space and plumbing for a washing machine along with space for a freestanding fridge freezer. Radiator, uPVC double glazed window & Rear door to the rear aspect and garden. Within the room is a central heating radiator, power points and overhead lighting. There is a uPVC double glazed window and uPVC double glazed door both with fitted blinds and opening to the rear garden area.

Bathroom

4' 10" x 10' 8" (1.48m x 3.24m)

Fitted with a three piece suite in cream, comprising WC, pedestal wash hand basin and shower cubicle with fixed Mira electric shower. Vinyl flooring, radiator and airing cupboard with integral shelving. uPVC double glazed obscured window to the rear aspect.

Bedroom One

9' 5" x 14' 8" (2.86m x 4.46m)

Spacious dual aspect double bedroom with uPVC double glazed windows to the front and rear aspects. Radiator.

Bedroom Two

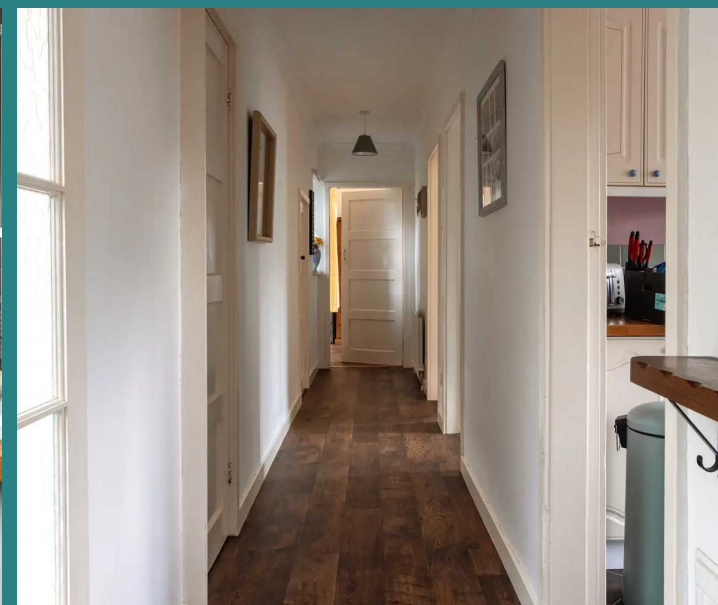
9' 6" x 10' 8" (2.90m x 3.24m)

Double bedroom with built in cupboard, uPVC double glazed window to the rear aspect. Radiator.

Laundry Room

2' 8" x 6' 0" (0.82m x 1.83m)

Store room currently utilised as a laundry room with power point and obscured uPVC window to side aspect with built in extractor fan.





Store Cupboard

2' 7" x 5' 11" (0.80m x 1.81m)

Storage room with integral shelving with double glazed window to side aspect.

External Storage Shed

6' 7" x 6' 7" (2.00m x 2.00m)

Useful external store accessed from the rear garden. The store is currently split into two units, with the neighboring property having rights of access and use to their half from the driveway side.

Tenure & Services

Tenure: Leasehold (125 year term from 06/07/1992, 93 years remaining) Ground Rent: £10 per annum

Service Charge: £229.75 per annum (includes building insurance)

Council Tax Band: A

Services: Mains drainage, gas, electric and water.

Garden

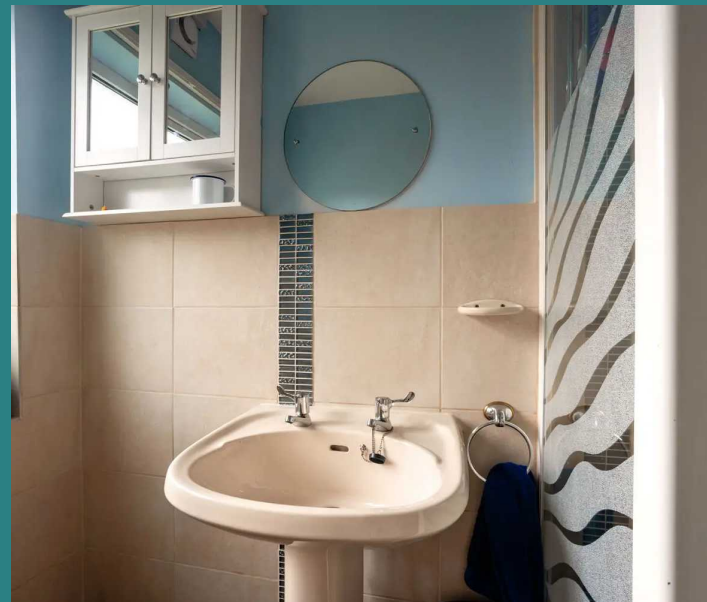
Unusually large side garden that wraps around the driveway to the rear garden mostly laid to lawn with well established shrubs and bushes throughout.

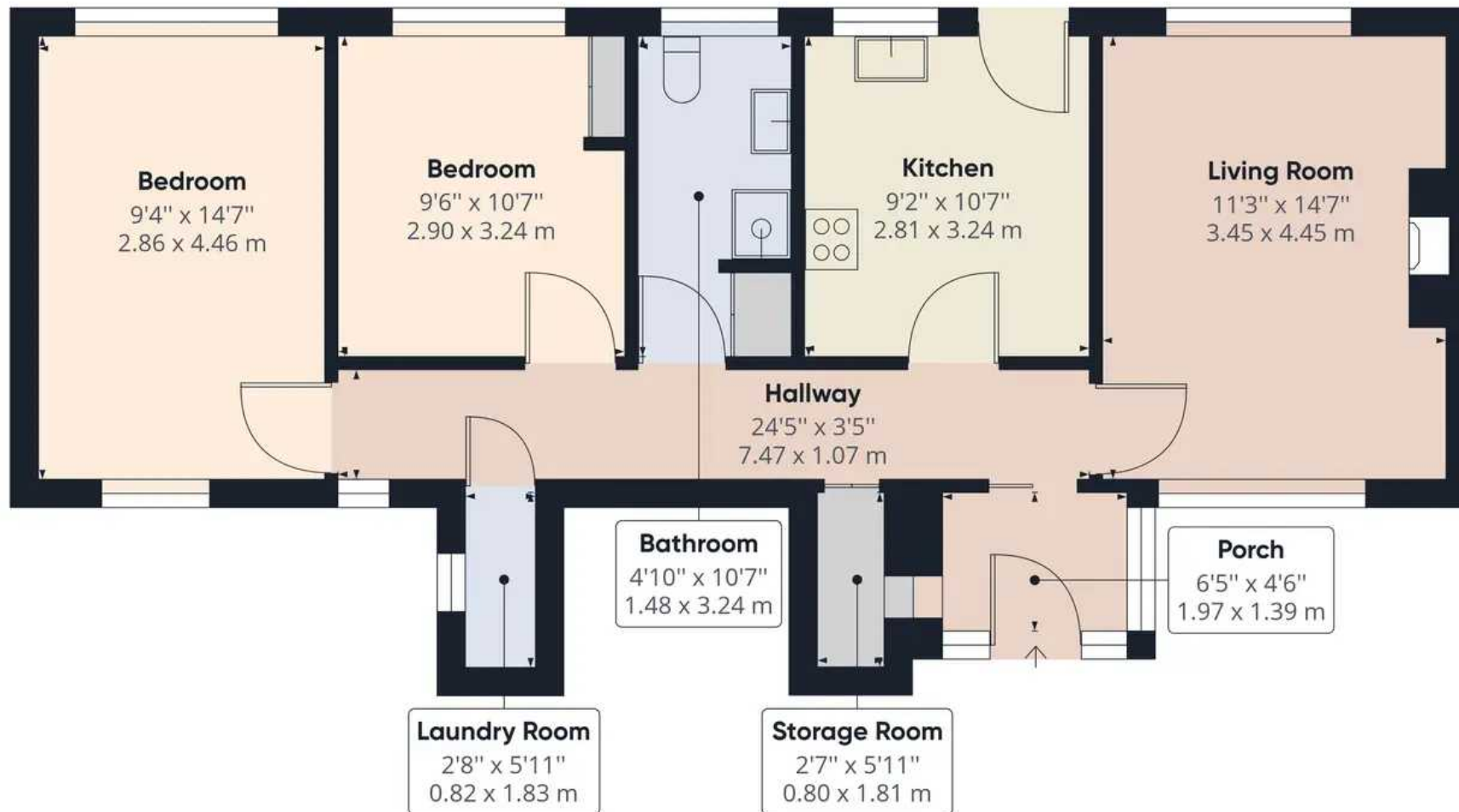
Rear Garden

Spacious rear garden accessed via the side gate or from the kitchen. Mostly laid to lawn with a gravelled seating area and paved patio with wood fencing surround.

Parking

Paved driveway with parking for 2 to 3 vehicles providing access to the property and gardens.





Approximate total area⁽¹⁾

719.70 ft²

66.86 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.

GIRAFFE 360



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