



## Grange-over-Sands

£380,000

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

A super turn key property. This end terrace, sunny, well proportioned three storey Town House is tastefully presented throughout and is only 6 years old and offers everything a modern family could ask for.

Comprising Hall, WC, Lounge, Dining Kitchen, 4 Bedrooms (1 En-Suite), Family Bathroom, Garden, Garage and Parking. Early viewing highly recommended.

### Quick Overview

End Terrace, Town House - 4 Bedrooms  
1 Reception - 2 Bath/Shower Rooms  
Edge of town location  
Some super bay views  
Desirable, quiet, residential area  
Rear Garden and Front Forecourt Garden  
Easy access to The Promenade  
Tastefully and neutrally presented throughout  
Electric charging point, Parking for 2 and Garage  
Superfast Broadband speed 80mbps available\*



4



2



1



B



Superfast  
Broadband



Garage and  
parking for 2

Property Reference: G2854



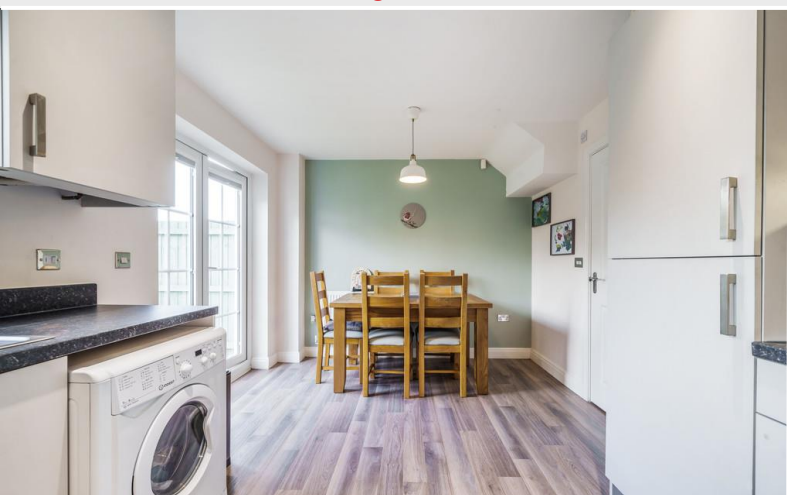
Cloakroom



Lounge



Dining Kitchen



Dining Kitchen

**Description:** 7 Tricketts Drive is not only a desirable address, it has easy access to the delightful promenade and level walk to the town centre. It boasts tasteful neutral décor throughout, enjoys a sunny aspect, some lovely bay views and is very well proportioned. The pluses do not end there. Having been newly built in 2017 this modern, bright, clean and fresh property still benefits from 4 years NHBC warranty. This property is absolutely perfect for the young and growing family or even a couple who just like to spread out a little.

These properties were constructed with the modern purchaser and safety in mind with detail such as fire safety, smoke sealing doors - so important, yet so few homes have these!

The uPVC front door opens into the Hallway with stairs rising to the First Floor, access to the Lounge and Cloakroom with low flush WC and pedestal wash hand basin. The Lounge is very spacious and light with large, walk in bay window to the front and under stairs storage cupboard.

The Dining Kitchen is full width with ample space to accommodate a decent family dining table. French doors lead out into the Rear Garden. The Kitchen portion is furnished with an attractive range of off white wall and base cabinets with contrasting black work surface, incorporating the 5 burner gas hob and 1.5 bowl stainless steel sink unit. Integrated electric oven, dishwasher and fridge freezer. Plumbing for washing machine and wall mounted gas central heating combi boiler

On the First Floor there are 3 Bedrooms, 2 Doubles and a single/Nursery or Study. The largest of the double rooms has a front aspect and enjoys some views towards Morecambe Bay. The family Bathroom is modern with a white suite comprising bath with shower over, pedestal wash hand basin and low flush WC. Attractive tiling, recessed ceiling spot lights and chrome ladder style radiator.

The second floor is occupied by the Master Suite. This room is superb! Incredibly spacious, decorated in a similar style to the rest of the house in cool neutral colours and flooded with natural light from the 'Velux' roof window, walk-in bay window and window over the stairs. There's more! Lovely views! This is a room that would be hard to leave. The views are super, towards the ever changing sands of Morecambe bay and the fells beyond.

Outside there is an electric car charging point, Parking for 2 cars to the front of the single Garage, which has power and light and an up and over door. There is a pretty front forecourt Garden - ideal to watch the world go by, but the main Garden is to the rear. Directly outside the Kitchen is a paved patio area, leading to a level lawn and raised decking area. Fully enclosed with pedestrian gate.





Lounge



Dining Kitchen



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

This really is one not to miss!

**Location** Located just on the edge of the town, Tricketts Drive is a popular, friendly and peaceful residential cul-de-sac with just a short level walk to the centre of town. There is a convenient pathway through the amenity area which gives access to the picturesque, Edwardian Promenade and playing fields. Grange over Sands is well served by amenities such as Medical Centre, Library, Post Office, excellent Primary School, Railway Station, shops, chemists, cafes and tea rooms. Approximately 20 minutes from the M6 Motorway and the base of Lake Windermere, Grange is well placed.

From the Main Street proceed up the hill turn left at the mini roundabout, proceed along the Esplanade in the direction of Allithwaite. Tricketts Drive is the second left turning, after the Fire Station. No.7 can be found close to the top on the left hand side.

**Accommodation (with approximate measurements)**

**Covered Entrance**

**Entrance Hall**

**Cloakroom**

**Lounge** 18' 11" into bay x 12' 6" max (5.77m into bay x 3.81m max)

**Dining Kitchen** 15' 9" x 9' 9" (4.8m x 2.97m)

**Bedroom 2** 14' 2" into bay x 9' 5" max (4.32m into bay x 2.87m max)

**Bedroom 3** 9' 5" x 7' 11" (2.87m x 2.41m)

**Bedroom 4** 8' 10" x 6' 0" (2.69m x 1.83m)

**Bathroom**

**Bedroom 1** 24' 6" into bay x 14' 8" max (7.47m into bay x 4.47m max)

**En-Suite Shower Room**

**Garage** 19' 10" x 11' 9" (6.05m x 3.58m)

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

**Tenure:** Freehold.

Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 03.11.23 not verified

**Management Charges** There is a charge of approx £12 per month to cover the cost of the upkeep of the communal areas and lighting.

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

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





Bedroom 1



Bedroom 1



Views towards Morecambe Bay



En-Suite Shower Room

**What3words:** <https://what3words.com/widgets.providing.pigtails>

**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 £1100 – £1200 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Garden



## Meet the Team

### Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Tracy Staton

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### Carolyn Featherstone

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



### David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-

# Tricketts Drive, Grange-Over-Sands, LA11

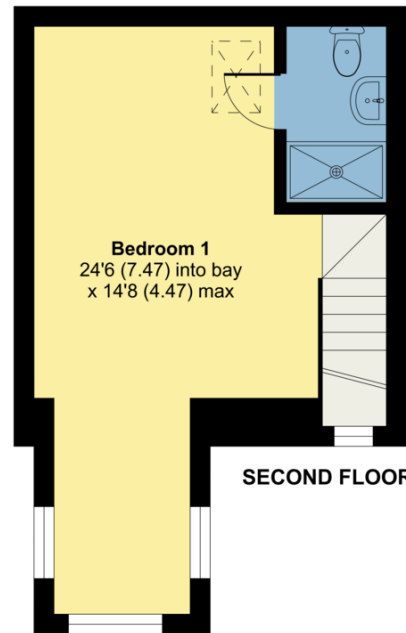
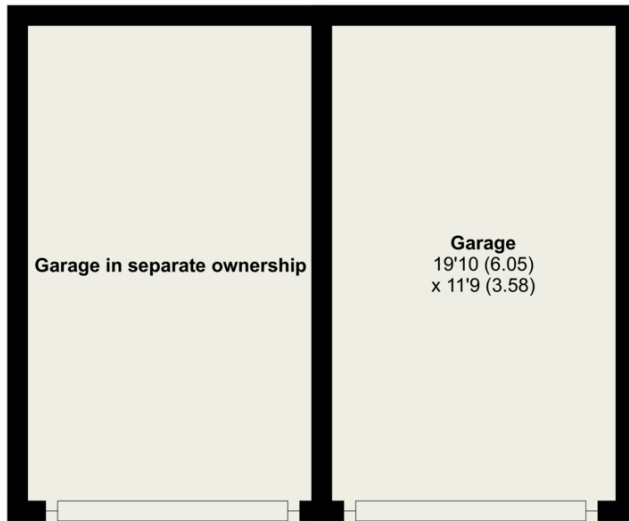


Approximate Area = 1152 sq ft / 107 sq m

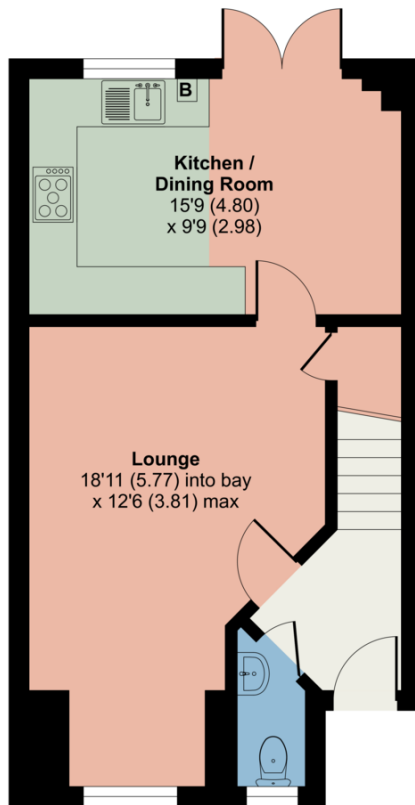
Garage = 235 sq ft / 21.8 sq m

Total = 1387 sq ft / 128.8 sq m

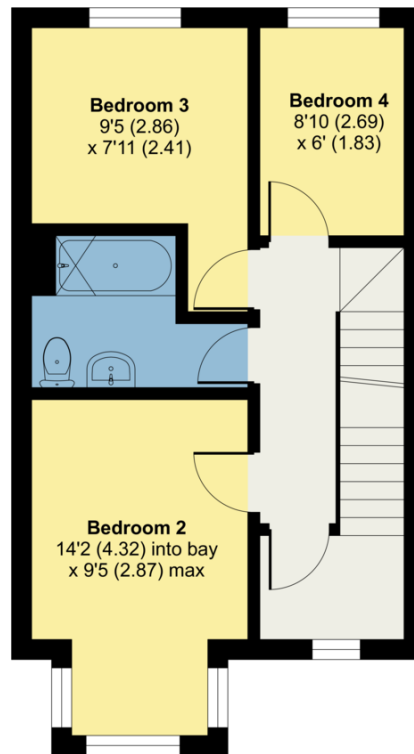
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2023. Produced for Hackney & Leigh. REF: 1054016

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