



43 Tricketts Drive, Grange-Over-Sands
£235,000



43 Tricketts Drive

Grange-Over-Sands

A well proportioned semi-detached house situated on a modern development within Grange-over-Sands. The development offers direct access to the promenade via a carefully created wilderness garden and is conveniently placed for the many amenities available within the popular seaside town including shops, cafes, a post office and railway station.

The immaculately presented accommodation offers a sitting room, kitchen, and cloakroom to the ground floor and two bedrooms and a family bathroom to the first floor. The property benefits from double glazing and gas central heating throughout and is offered for sale with no upper chain.

Completing this excellent family home is off road parking to the front and a well maintained gardens to the rear.

GROUND FLOOR

HALLWAY

8' 0" x 6' 8" (2.43m x 2.04m)

Both max. Double glazed door, double glazed window, radiator.

SITTING ROOM

18' 1" x 12' 5" (5.50m x 3.79m)

Both max. Double glazed doors leading to garden, double glazed windows, radiator.

KITCHEN

10' 11" x 6' 6" (3.34m x 1.98m)

Both max. Double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven, gas hob with extractor/filter over, integrated fridge freezer, space for dishwasher.

CLOAKROOM

6' 2" x 3' 3" (1.89m x 1.00m)

Both max. Double glazed window, W.C. wash hand basin, radiator.

FIRST FLOOR

LANDING

6' 4" x 4' 1" (1.92m x 1.25m)

Both max. Loft access.

BEDROOM

12' 5" x 12' 4" (3.79m x 3.75m)

Both max. Double glazed window, radiator.

BEDROOM

12' 5" x 8' 8" (3.79m x 2.65m)

Both max. Double glazed window, radiator.

BATHROOM

6' 9" x 6' 5" (2.05m x 1.95m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over, partial tiling to walls.





OUTSIDE

A well kept enclosed garden to the rear of the property with a patio seating area with space for potted plants, lawn and a shed is included with the garden.

OFF ROAD

Driveway parking for two vehicles.

EPC RATING B

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND B

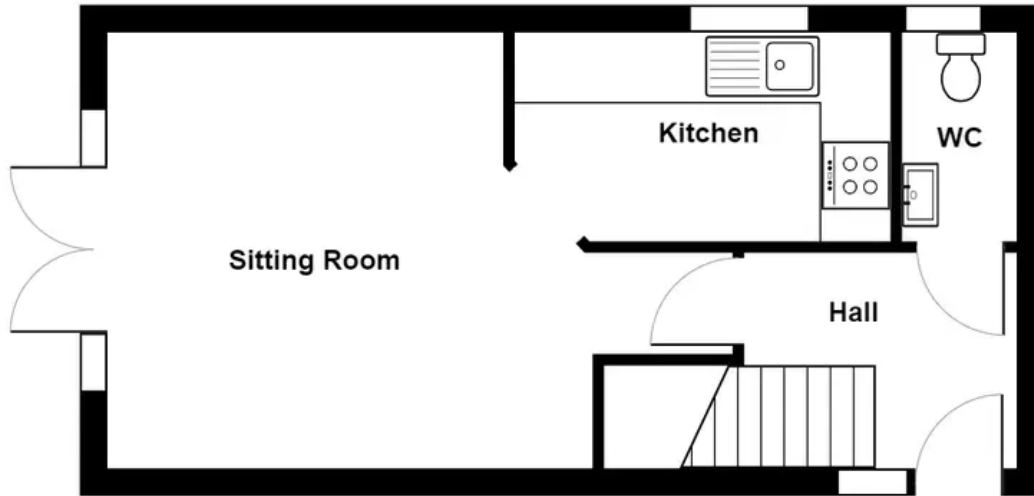
TENURE: FREEHOLD

DIRECTIONS

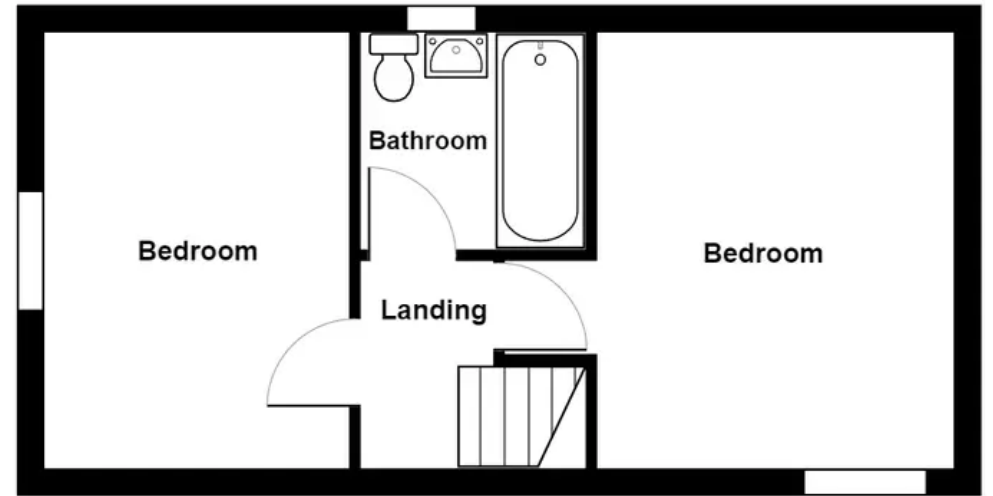
Leave Grange-over-Sands along The Esplanade and merge in to Kents Bank Road. Tricketts Drive is located on the left after passing the Fire Station. Take the second right and follow the road round to the right where number 43 is located in the corner.

WHAT3WORDS: shipped.ringers.ship





Ground Floor



First Floor

43 Tricketts Drive, Grange-Over-Sands

Total Area: 56.4 m² ... 607 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

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