



Grange-over-Sands

£340,000

Fairholme, 101 Kirkhead Road, Grange-over-Sands, Cumbria, LA11 7DD

Super, traditional, 3 Bedroom Semi-Detached House in this popular residential area convenient for Grange and Allithwaite with delightful views and spacious internal accommodation.

Comprising Porch, Hallway, Lounge, Dining Room, Kitchen, Utility Room, WC, 3 Bedrooms and Bathroom. Garage, Driveway Parking and Gardens. Viewing recommended.

Quick Overview

- Semi Detached - 3 Bedrooms
- 2 Reception Rooms - 1 Bathroom
- Convenient for Kents Bank Station
- Lovely walks on the doorstep
- Pleasing Views
- Popular Residential Area
- Traditional Features
- Delightful Gardens
- Garage and Driveway Parking
- Superfast Broadband speed 80mbps available*



3



2



2



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80 Mbps



Garage and Parking

Property Reference: G2887



Entrance Hall



Lounge



Lounge



Dining Room

Description Fairholme is a lovely, traditionally built, 3 Bedroom Semi-Detached House quite typical of the era. These solidly built, Family Homes are always in demand and boast generously proportioned rooms with lots of natural light. With ample space inside, some lovely views and delightful Gardens, this property will certainly have a broad appeal and has everything for the modern day couple or family. Owned by the current vendors since 2007 they have now reluctantly decided that the time has come to downsize.

The very attractive composite wood effect front door with stained glass windows within the open Porch opens into the Hallway which is spacious with under stairs space (with window) being cleverly used as a Home Office.

The Lounge is a charming room with lots of natural light from the large bay window with pleasant front aspect. Stripped original floorboards and wood burning stove in a brick fire surround give this room a warm, welcoming and relaxed feeling. The Dining Room is located to the rear with lovely French doors providing a wonderful outlook into the very appealing Rear Garden. Built-in cupboard and wood laminate flooring. Ample space for formal or relaxed dining. The Dining Room is open to the Kitchen with side window. The Kitchen is furnished with a range of soft green wall and base cabinets with wooden work surface and 1½ bowl stainless steel sink unit, electric oven and ceramic hob. A door leads into the sizeable Utility Room with door to useful ground floor WC with WC and wash hand basin. The Utility Room has a ceramic tiled floor, window and external door. Wall mounted gas central heating boiler, space for fridge freezer and plumbing for dishwasher and washing machine.

From the Entrance Hall the stairs lead to the First Floor Landing. The loft hatch gives access to the loft via a pull-down ladder which is partly boarded with Velux window and under-eaves storage. Ideal for storage or Hobbies Room. Bedroom 1 is a spacious double with lovely village views, Bedroom 2 is a good sized double room with country views towards Morecambe Bay in the distance. Bedroom 3 is a single room with front aspect. The Bathroom is spacious with white suite comprising bath with shower over, pedestal wash hand basin and WC. Neutral wall tiles and chrome towel rail.

Outside the Attached Single Garage has double doors to the front and rear and benefits from power and light. There is Parking for 2 vehicles on the gravel driveway at the front along side the deep planted flower bed. The Rear Garden is a good size and ideal for the growing family. It is an absolute delight being well tended and stocked with a variety of colourful plants and shrubs and an immaculately tended lawn and backs on to a field at the rear. There is a sunny Patio with direct access from the Dining Room which provides a lovely outdoor space for entertaining and relaxing.

Location Situated in this delightful residential area with the railway station at Kents Bank literally 'just down the road'. The town centre is approximately 2 miles away and boasts amenities such as Medical Centre, Library, Primary School, Post Office,



Lounge



Dining Room



Kitchen to Dining Room



Utility Room



Bedroom 1



Bedroom 2

Shops, Cafes and Tea Rooms. The popular medieval village of Cartmel with its ancient Priory, Racecourse and the popular Michelin starred L'Enclume restaurant is just 2 miles away.

To reach the property, proceed out of Grange in the direction of Allithwaite for approximately 2 miles. Upon reaching Allithwaite turn immediately left into Kirkhead Road. Follow the road and Fairholme is immediately on the right hand side.

Accommodation (with approximate measurements)

Entrance Hall

Lounge 14' 0" into bay x 12' 7" (4.27m into bay x 3.84m)

Dining Room 13' 0" x 11' 7" (3.96m x 3.53m)

Kitchen 9' 3" x 7' 4" (2.82m x 2.25m)

Utility Room 8' 6" x 7' 0" (2.59m x 2.13m)

WC

Bedroom 1 14' 8" into bay x 12' 7" (4.47m into bay x 3.84m)

Bedroom 2 13' 0" x 11' 7" (3.96m x 3.53m)

Bedroom 3 7' 4" x 6' 7" (2.24m x 2.01m)

Bathroom 8' 0" x 7' 5" (2.44m x 2.26m)

Garage 14' 6" x 8' 1" (4.42m x 2.46m)

Loft Room 7' 5" x 6' 6" (2.28m x 2.00m) with limited head height

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/> 16.3.24 not verified

Council Tax: Band D. Westmorland and Furness Council

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

What3words: <https://what3words.com/lost.upward.flagpole>

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 £900 - £950 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Kitchen



Bedroom 1



Garden



Meet the Team

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

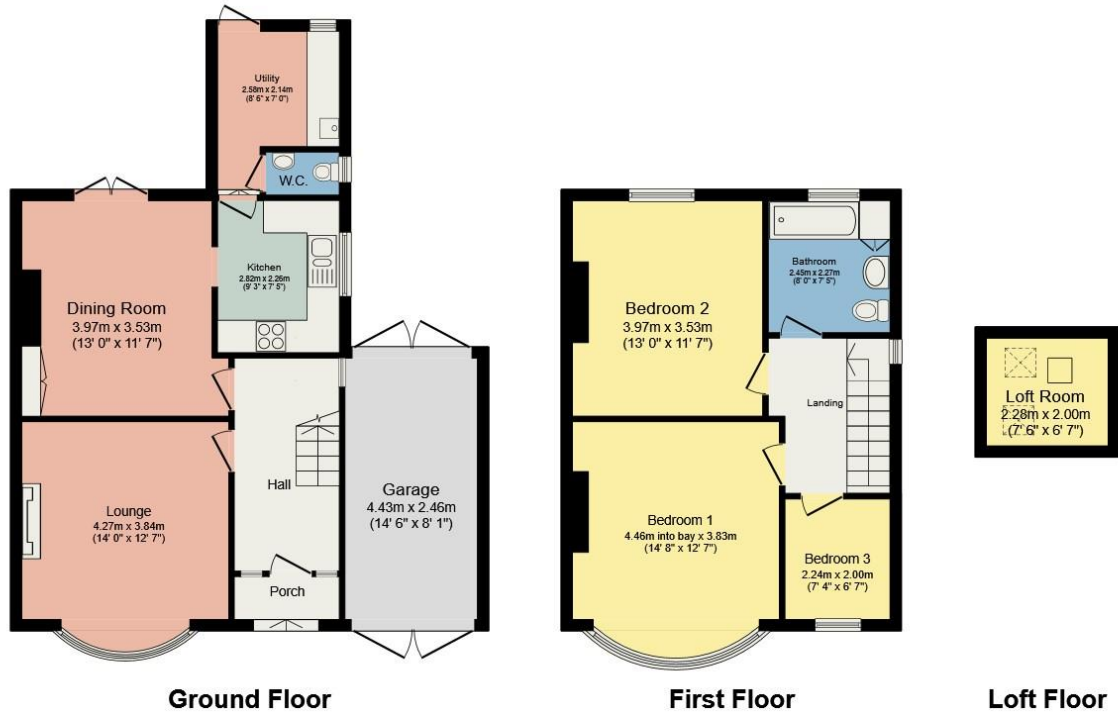


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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-



Total floor area 118.4 m² (1,274 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners - A really good place to live, with pleasant surroundings, places to walk, we have thoroughly enjoyed our time here.

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