



Grange-over-Sands

£325,000

The Gables, 12 Nutwood Crescent, Grange-over-Sands, Cumbria, LA11 6EZ

A well presented, sunny, low maintenance, elevated Mid-Terraced House situated in a convenient location to the town with Garage, Parking and Patio.

Comprising Hallway, Lounge, Dining Room, Kitchen, Cloakroom, 2 Double Bedrooms, Bathroom, Garage, Utility Area, Under-croft and Patio style rear Garden. Viewing highly recommended.

Quick Overview

Mid Terraced House - 2 Double Bedrooms

2 Receptions - 1 Bathroom

Close proximity to town

Modern Kitchen and Bathroom

Under-croft Storage

Neatly presented

Low maintenance outdoor space

Delightful woodland walks from the doorstep

Garage and Parking

Superfast Broadband speed 80mbps available*



2



1



2



D



Superfast
Broadband



Garage and
Parking

Property Reference: G2959



Hallway



Lounge



Dining Room



Kitchen

Description The Gables is a super property, light, bright and sunny with a spacious airy feel and is tastefully presented throughout with pleasing neutral décor. All in all this property will appeal broadly but in particular perhaps to those retirees or second home owners, looking for a property that isn't all consuming in terms of Garden maintenance!

The uPVC front stable door opens into the Hallway. The Hallway is a lovely, welcoming starting point with double height, lots and lots of natural light and useful under stairs cupboard. The Lounge is well proportioned with twin windows to the rear and box bay to the front with large display sill and pleasing views over neighbouring properties towards Eggerslack Woods. Remote controlled, electric living flame fire with mid wood polished surround. The Dining Room has a front window with similar aspect towards woodland. There is ample space for formal dining furniture. Open to the Kitchen which has a rear outlook and a good range of wall and base cabinets with complementary work-surface with 1½ bowl stainless steel sink unit. Integrated fridge and freezer, built-in electric double oven and gas hob. The Rear Lobby has an external uPVC stable door and access to the WC with small wall mounted wash hand basin.

From the Hallway the stairs lead up to the Gallery Style Landing with airing cupboard. Bedroom 1 is a large Double Bedroom with dual aspect including walk-in bay window and further window which gives wonderful views towards Morecambe Bay and the fells beyond. 2 fitted double wardrobes with folding doors. Bedroom 2 is smaller yet still a double room with fitted wardrobe and front aspect. The Bathroom is generously proportioned with white suite comprising bath with shower over, WC and wash hand basin on a wooden vanity unit.

The Garage is located beneath the Lounge and is larger than an average single with electronic up and over door, power, light and water. The Utility area is just off the Garage with space for washing machine and tumble drier and also houses the gas central heating boiler. There is a mid level door giving access to the Under-croft which although low does provide excellent storage. To the front of the property there is a small forecourt frontage with ample space for a seat and a pot or two. The Rear is a real suntrap, very private and is very low maintenance with just a pot plant or two to add colour. From the Rear Courtyard there is also access to the rear of the Garage.

Location Nutwood Crescent is a quiet, residential cul-de-sac that enjoys an incredibly convenient location with just a short walk into the small friendly seaside town of Grange over Sands. Grange is popular with residents and holiday makers alike and is well served by amenities including Railway Station with good connections to the rest of the rail network, Medical Centre, Post Office, Library, Cafes and Tea Rooms, Ornamental Gardens and picturesque, mile long Edwardian Promenade. Grange is approximately a 15 minute drive from Junction 36 and perhaps 20 minutes from the base of Lake Windermere and all the South Lakes attractions.

If approaching Grange-over-Sands from the A590 go past Grange Station and bear right at the mini-roundabout into Windermere Road, then immediately left into Nutwood Crescent. Number 12 can be found shortly on the left hand side.

What3Words <https://what3words.com/>

Accommodation (with approximate measurements)

Hallway

Lounge 16' 4" x 11' 9" plus bay (4.98m x 3.58m plus bay)

Dining Room 11' 9" x 10' 1" (3.58m x 3.07m)

Kitchen 9' 7" x 7' 0" (2.92m x 2.13m)

Rear Porch

Cloakroom

Bedroom 1 16' 3" x 14' 1" into bay (4.95m x 4.29m into bay)

Bedroom 2 11' 9" x 10' 0" (3.58m x 3.05m)

Bathroom

Garage 17' 0" x 12' 3" (5.18m x 3.73m)

Utility Nook

Under-croft

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 08.07.24 not verified

Council Tax: Westmorland and Furness Council. Band D

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

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 £800 - £825 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Bathroom



Rear Garden

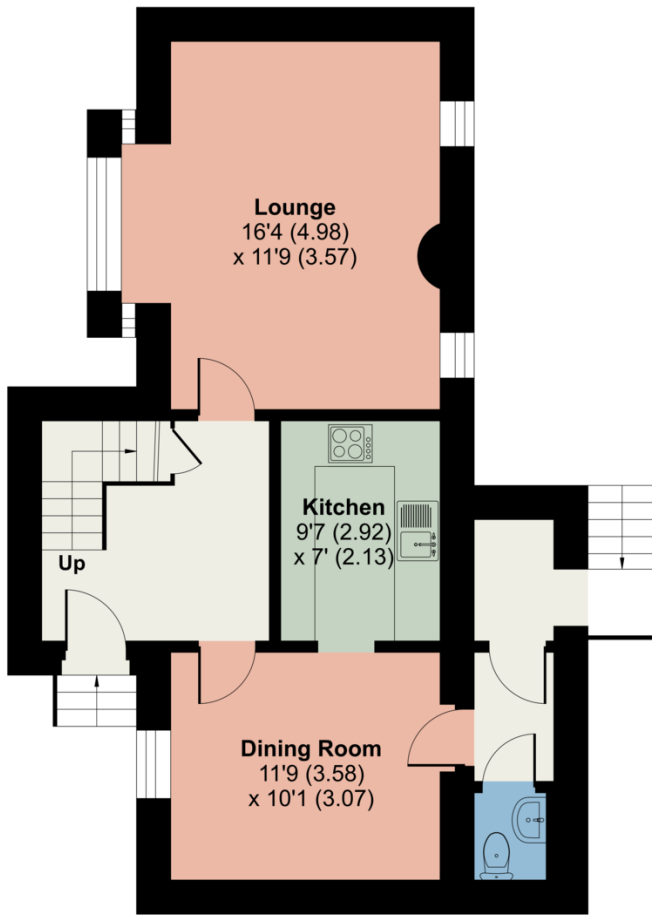
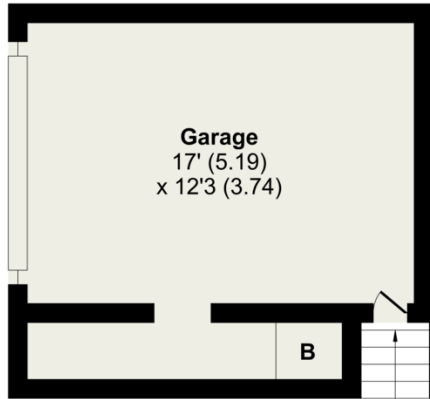
Nutwood Crescent, Grange-Over-Sands, LA11

Approximate Area = 1103 sq ft / 102.4 sq m

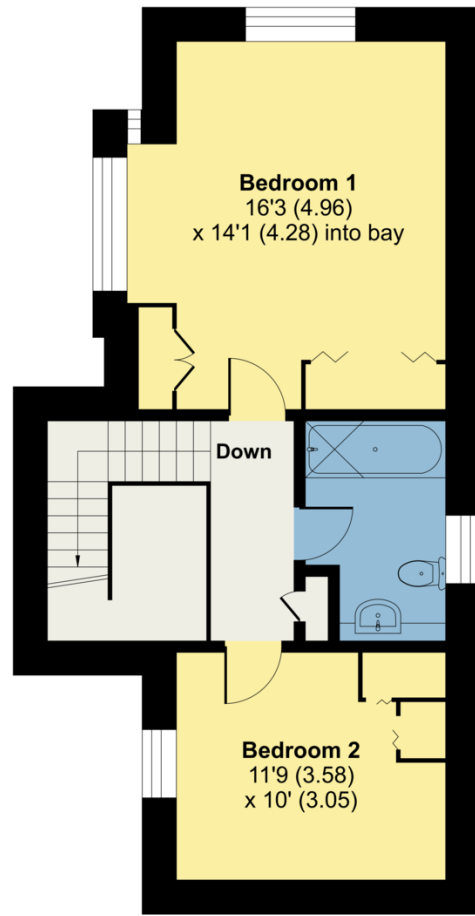
Garage = 256 sq ft / 23.7 sq m

Total = 1359 sq ft / 126.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Hackney & Leigh. REF: 1158825

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