



Grange-over-Sands

£215,000

3 Woodhead Terrace, Grange-over-Sands, Cumbria, LA11 6AE

A traditional Mid Terrace, 'Victorian' property which offers well proportioned accommodation over 3 floors and scope to improve.

Comprising Vestibule, Living Room, Dining Kitchen, Utility Porch, 3 Bedrooms, Shower Room and sunny Rear Yard.

No Upper Chain

Quick Overview

Mid Terrace - 3 Bedrooms

1 Reception - 1 Shower Room

Elevated location

Partial bay view from 2nd floor

Potential to improve

Double Glazing and Gas Central Heating

Sunny Rear Yard

On road Parking

Nearby Woodland Walks

Superfast Broadband available*



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Superfast
Broadband



On road Parking

Property Reference: G2991



Living Room



Dining Kitchen



Bedroom 1



Bedroom 2

Description 3 Woodhead Terrace is an excellent property with great bones and super potential. This row is always popular and No.3 will appeal in particular to First Time Buyers and young families with the close and convenient proximity to the Primary School. The well proportioned accommodation is arranged over 3 floors with potential to create an En-suite if required to Bedroom 3 which is very spacious indeed. Perhaps now in need of a little TLC to bring it up to date here and there which would of course would only enhance the comfort and desirability of this lovely family home. The property is double glazed and has gas central heating.

The front door opens into the Entrance Vestibule with original, red tiled floor and door into the Living Room which is a comfortable, good sized reception room with large front window and older style wall mounted gas fire with dark wood surround. The Inner Lobby leads to the stairs which lead to the First Floor and door to the Dining Kitchen with ample space for central dining table and good-sized under stairs storage cupboard. Furnished with a range of older style wall and base cabinets with single drainer stainless steel sink unit and window to the rear providing lots of natural light. The useful Utility Porch has plumbing for washing machine and space for tumble drier or additional freezer and leads out to the Rear Yard.

On the First Floor are 2 Bedrooms, a spacious Double with front aspect and a cosy Double with rear aspect and recessed wardrobe. The Shower Room is modern with shower boarded walls and a white suite comprising walk in shower, low flush WC and wash hand basin. Frosted rear window. Stairs to the Second Floor lead to Bedroom 3 which is a very generous room with a dual aspect. There are partial, but wonderful views towards Morecambe Bay to the rear. There are 2 recessed wardrobes and door to eaves storage. There is ample space within this room to create an En-suite if required.

Outside there is a pretty forecourt front Garden with some well established plants and shrubs. To the rear is a very sunny, low maintenance good sized paved rear yard.

Location Located in the popular coastal resort of Grange-over-Sands with a host of shops, banks, library, post office and other amenities this versatile property is also within walking distance of the local junior school.

To reach the property proceed through the main street of Grange to the top of the hill where there is a mini roundabout. Turn right at the roundabout and proceed to the crossroads travelling straight ahead into Grange Fell Road, Follow the road up the hill for approx 600 yards and Woodhead Terrace is on the left hand side just past Westcliffe Gardens on your right.

What3words.

<https://what3words.com/spirits.tribute.drifter>

Accommodation (with approximate measurements)

Vestibule

Living Room 14' 1" x 13' 1" (4.29m x 3.99m)

Dining Kitchen 13' 0" x 11' 10" (3.96m x 3.61m)

Utility Porch 5' 1" x 4' 8" (1.55m x 1.42m)

Bedroom 1 13' 1" max x 10' 4" (3.99m max x 3.15m)

Bedroom 2 11' 9" x 7' 7" min (3.58m x 2.31m min)

Shower Room

Bedroom 3 21' 11" max x 8' 11" (6.68m max x 2.72m)

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

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 16.9.24 not verified

Council Tax: Band C. Westmorland and Furness Council.

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 £725 - £750 per calendar month subject to some upgrading. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Shower Room



Bedroom 3



View from Second Floor towards Morecambe Bay



Rear Yard

Woodhead Terrace, Grange-Over-Sands, LA11

Approximate Area = 1076 sq ft / 99.9 sq m

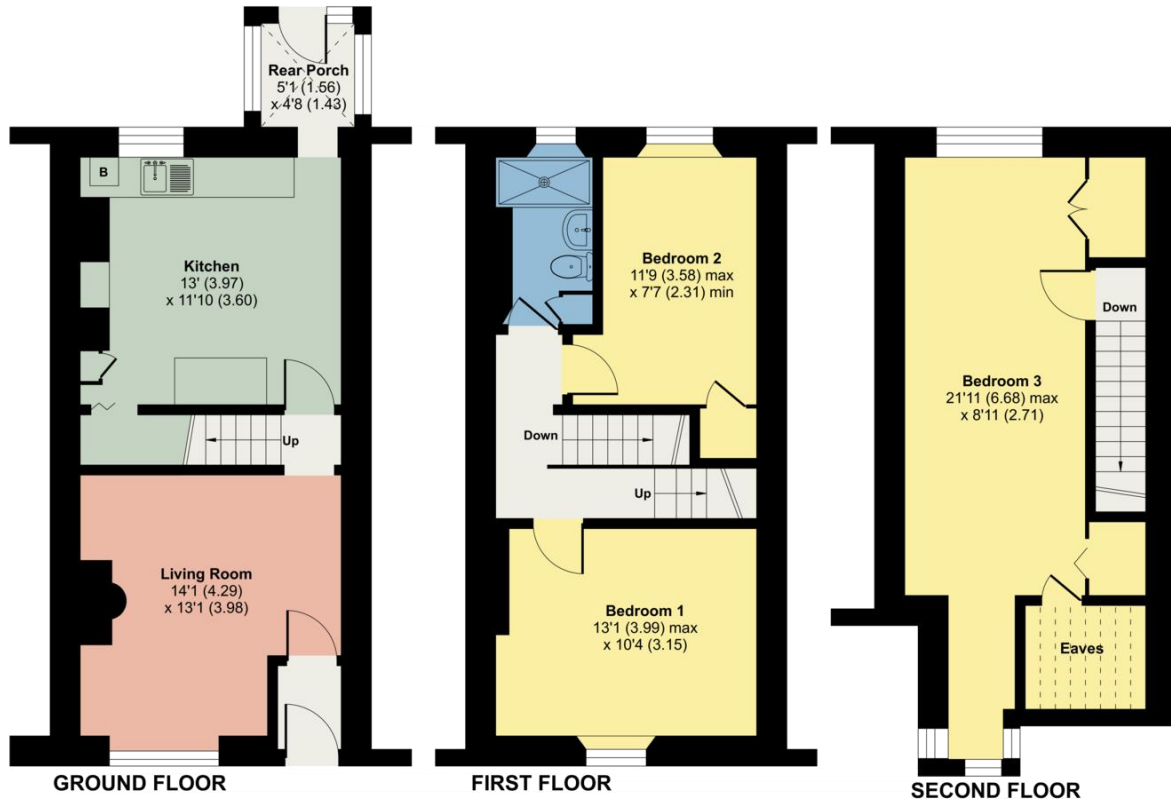
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 1113 sq ft / 103.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hackney & Leigh. REF: 1188975

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