



Grange-over-Sands

£195,000

51 Fell Close, Grange-over-Sands, Cumbria, LA11 7JG

Properties in this close are always popular and it is not difficult to understand why. It will have a broad appeal but is particularly sought after by young families in part due to the close proximity to the excellent local Primary School but also the good old fashioned community feel.

This lovely, warm and welcoming Mid Terraced home with 3 Bedrooms has been owned and much loved by the current vendors for over 50 years.

No. 51 benefits from some alterations to the rear which created a spacious Dining Kitchen - ideal for the modern family and the addition of a relaxing Conservatory. There may be an opportunity or two for the new owner to make it their own with a tweak here and there to bring it bang up to modern standards.



3



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2



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Ultrafast
Broadband



Parking for
2 cars

Quick Overview

Popular and friendly Close

Close to Primary School

Double Glazed

Gas Central Heating

Lovely Conservatory

Same owners for over 50 years

Delightful walks from the doorstep

Pretty Garden

Parking for 2 cars

Ultrafast Broadband

Property Reference: G3113



Lounge



Lounge



Dining Kitchen



Dining Kitchen

The glass sliding door opens in to the useful Porch with main front door into the Hallway, which is welcoming with window to the front, stairs to the first floor, open under stairs area and access to the Ground Floor Rooms. The Lounge has a window to the front and wall mounted gas fire. Open to the Dining Kitchen. The Dining Kitchen (also with access from the Hallway) is very spacious and light with glazed door to the Conservatory and window with rear aspect in to the Garden. The Kitchen is furnished with a range of cream painted wall and base cabinets with breakfast bar and white sink. Freestanding electric oven, under counter fridge, freezer, dishwasher and washing machine are included with the sale. There is a generous dining space to easily accommodate a family dining table. The Conservatory is a super addition providing additional reception space and simply a relaxing peaceful space to enjoy the outlook into the Garden.

The First Floor has 3 Bedrooms. 2 well proportioned doubles, one with fitted mirror fronted wardrobes and pleasant rear aspect and the other double room has a front aspect. Bedroom 3 is a single room with front aspect. The family Bathroom is tiled and has a white suite comprising WC, pedestal wash hand basin and bath with shower over.

The main Garden is to the rear and is a little sun trap! There is a central area of level lawn, planted borders and paved Patio area. The front has a Parking space for two cars and further planted bed.

Location Fell Close is just a stones throw from the local Primary School and approximately $\frac{1}{2}$ a mile from the Town Centre where a variety of amenities can be found such as Medical Centre, Railway Station, Library, Post Office and local shops. The picturesque mile long Edwardian Promenade, Band Stand and Ornamental Gardens are a bonus!

To reach the property, proceed up Main Street passing Hackney and Leigh on the right hand side, bear right at the mini-roundabout (at the Clock Tower) and follow the short one way street to the cross roads at the bottom with Higginsons Butchers on the left. Proceed straight over up Grange Fell Road passing the Library on the left. Follow the road and take the third left turn into Fell Drive and the first right into Fell Close. Follow the road around to the left passing the central green and No. 51 can be found shortly on the left.

What3words:-

<https://what3words.com/seatbelt.showdown.pocketed>

Accommodation (with approximate measurements)

Porch

Hallway

Lounge 15' 1" x 11' 3" (4.6m x 3.43m)

Dining Kitchen 21' 5" x 9' 7" (6.53m x 2.92m)

Conservatory 9' 1" x 7' 5" (2.77m x 2.26m)

First Floor

Bedroom 1 13' 3" x 9' 10" (4.04m x 3m) plus wardrobe

Bedroom 2 11' 4" x 10' 6" (3.45m x 3.2m)

Bedroom 3 10' 5" x 7' 1" max (3.18m x 2.16m max)

Bathroom

Services: Mains electricity, gas, water and drainage. Partial gas central heating to radiators (not all rooms)

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band B. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.

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 between £725 - £775 per calendar month. For further information and our terms and conditions please contact the 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).



Conservatory



Bedroom 1



Bedroom 2

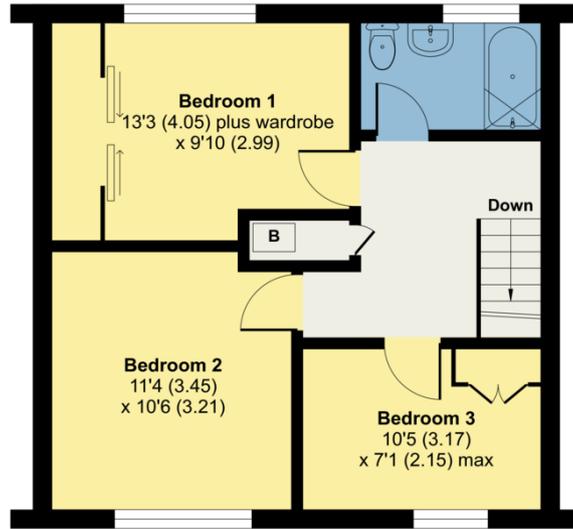


Garden

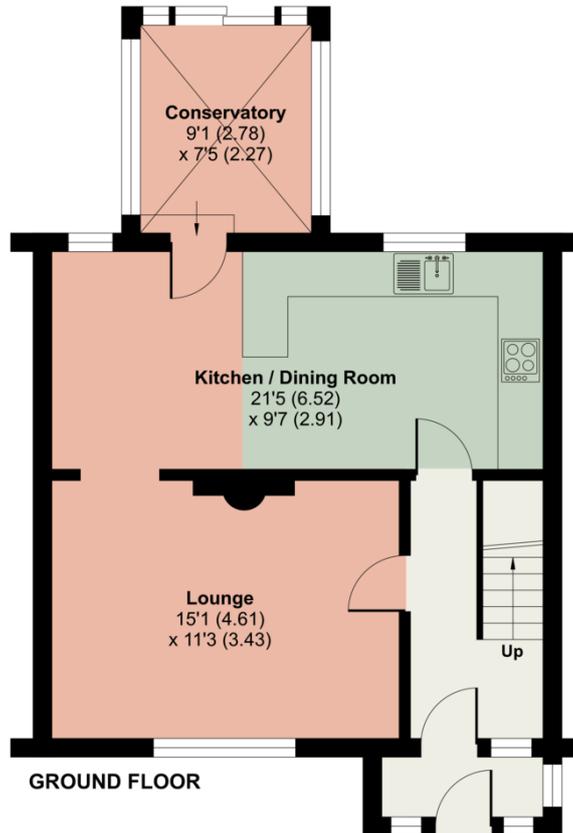
Fell Close, Grange-Over-Sands, LA11

Approximate Area = 1012 sq ft / 93.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hackney & Leigh. REF: 1306354

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