



Abbotsford Cottage, 6 Kentsford Road, Grange-over-Sands

Asking Price £380,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

A fabulous, deceptively spacious three bedroom, two reception room, two bathroom house with a dining kitchen, study, conservatory, utility room, WC and basement. Benefitting from parking to the front and delightful gardens to the rear pleasantly located on the fringe of Grange-over-Sands.







ACCOMMODATION

Appearances are deceiving. Whilst being extremely appealing from all external aspects, Abbotsford Cottage's true size can only be fully appreciated once inside the property. Conveniently placed for Grange-over Sands where there are shops, cafes, a post office, banks, the promenade and the railway station with trains to Manchester are amongst the many amenities available there.

The well presented accommodation which is laid to three floors briefly comprises an entrance hall, sitting room, snug, study, conservatory, bedroom and bathroom to the ground floor, two bedrooms and a shower room to the first floor and a breakfast kitchen, utility room, cloakroom, lower hallway and basement room to the lower ground floor. The property benefits from a combination of gas and Economy 7 heating.

Outside there is parking to the front and an enclosed garden to the rear.

Abbotsford Cottage is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

14' 4 max" x 10' 11 max" (4.37m x 3.33m)

Timber door with feature window panel, economy 7 storage heater, loft access, coving, tiled flooring.

SITTING ROOM

13' 11" x 13' 4" (4.26m x 4.07m)

Single glazed sliding sash window, radiator, freestanding living flame gas fire to brick and tiled feature fireplace, built in cupboard, cornice, picture rail, solid oak flooring, television point, telephone point.

SNUG

14' 2" x 10' 5" (4.34m x 3.18m)

Economy 7 storage heater, single glazed French doors to conservatory, cornice, picture rail.

STUDY 8' 5" x 7' 11" (2.57m x 2.42m) Single glazed window, radiator, coving, telephone point and internet point for superfast broadband.

CONSERVATORY

14' 10 max" x 10' 9 max" (4.52m x 3.28m)

Double glazed French doors and windows.

INNER HALL

9' 6 max" x 7' 5 max" (2.9m x 2.26m)

Radiator, built in cupboard, cornice, solid oak flooring.

BEDROOM

13' 5 max" x 12' 5 max" (4.09m x 3.78m)

Single glazed sliding sash window with secondary glazing, economy 7 storage heater, feature recess with light.

BATHROOM

9' 10 max" x 8' 0 max" (3m x 2.44m)

Single glazed sliding sash window, heated towel radiator, underfloor heating, three piece suite in white comprises WC with high level cistern, wash hand basin and freestanding roll top bath with claw feet and mixer shower, built in cupboards with one housing hot water cylinder, coving, part tiling to walls, wall lights, two fitted glass shelves, tiled flooring.





LOWER GROUND FLOOR 1

DINING KITCHEN

18' 9 max" x 16' 9 max" (5.72m x 5.11m)

Double glazed patio doors, double glazed window, radiator, multi fuel stove to stone feature fireplace, good range of base and wall units, granite work tops, Belfast sink, Lacanche five gas burner range cooker with extractor hood over, American style fridge freezer, exposed beams, wall lights, tiled splash backs, tiled flooring.

UTILITY ROOM

7' 0" x 5' 10" (2.14m x 1.79m)

Radiator, base units incorporating stainless steel sink with tiled splash back, fitted cupboard, plumbing for washing machine, extractor fan, high level airer, tiled flooring.

HALL

12' 2" x 4' 5" (3.73m x 1.37m)

Timber door with double glazed panel, single glazed window, radiator, built in cupboard housing gas central heating boiler, under stairs cupboard, tiled flooring.

WC

3' 6" x 2' 10" (1.09m x 0.87m)

WC, wash hand basin with tiled splash back, extractor fan, tiled flooring.

LOWER GROUND FLOOR 2

BASEMENT

13' 4" x 11' 1" (4.07m x 3.38m)

Single glazed window, radiator, light and power, three built in cupboards, recess with hanging rail, fitted shelving, tiled flooring.

FIRST FLOOR

LANDING 17' 5" x 4' 3 max" (5.32m x 1.3m)

Double glazed Velux window, loft access.

BEDROOM 12' 11" x 10' 9" (3.94m x 3.30m)

Double glazed window, radiator, exposed beam, dado rail, television point.

BEDROOM 12' 10 max" x 11' 8 max" (3.91m x 3.56m)

Double glazed window, radiator, exposed beam, dado rail, television point.

SHOWER ROOM

8' 7 max" x 5' 3 max" (2.62m x 1.6m)

Double glazed window, radiator, three piece suite comprises WC, wash hand basin and fully tiled shower cubicle with electric shower, extractor fan, wall light with shaver point, part tongue and groove to walls, tiled flooring.

OUTSIDE

The front of the house has gravelled driveway parking. The rear of the property has a delightful enclosed south westerly facing garden which has been beautifully presented and offers well stocked beds, a lawn with pathways, rockeries, a climbing rose archway, two timber storage sheds and a fuel store.

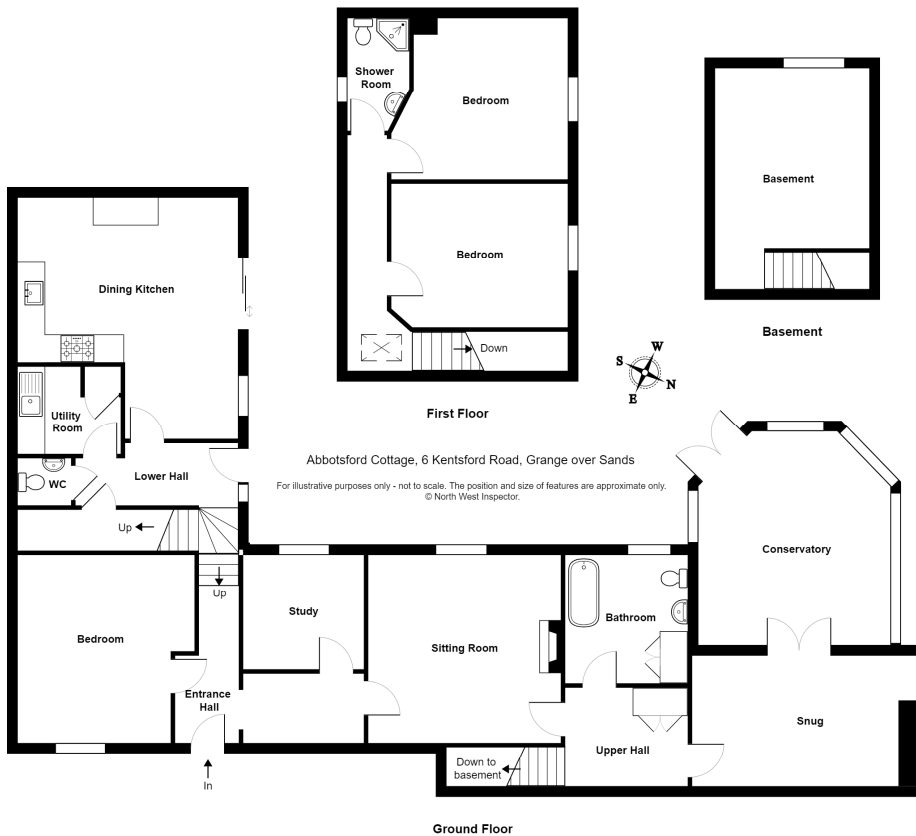
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Band C - As shown on Valuation Office website.





Abbottsford Cottage, 6 Kentsford Road, Grange over Sands
 For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Energy Performance Certificate

6, Kentsford Road
 GRANGE-OVER-SANDS
 LA11 7AP

Dwelling type: Ground floor flat
 Date of assessment: 30-Jul-2010
 Date of certificate: 05-Aug-2010
 Reference number: 6074-2003-6737-9870-5305
 Type of assessment: RPS24P - existing dwelling
 Total floor area: 135 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--------------------------|-----------|------|--|-----------|------|
| Current | Potential | Band | Current | Potential | Band |
| 48 | 57 | D | 47 | 65 | D |

| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | | |
|---|---------------------------------|---------------------------------|
| | Current | Potential |
| Energy use | 327 kWh/m ² per year | 273 kWh/m ² per year |
| Carbon dioxide emissions | 7.3 tonnes per year | 6.1 tonnes per year |
| Lighting | £148 per year | £78 per year |
| Heating | £1168 per year | £1039 per year |
| Hot water | £152 per year | £125 per year |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

DIRECTIONS

From Grange over Sands Main Street heading towards Allithwaite take the first exit at the next roundabout onto The Esplanade and continue along the B5277 to Allithwaite Road. Turn left in to Carter Road and bear right in to Kentsford Road to find Abbottsford Cottage clearly marked on the slate sign at the entrance to number 6 on the right hand side.

Your Local Estate Agents
Thomson Hayton Winkley

Kendal Office
 112 Stricklandgate
 Kendal
 T. 01539 815700
 E. kendal@thwestestateagents.co.uk

Windermere Office
 25b Crescent Road
 Windermere
 T. 015394 47825
 E. windermere@thwestestateagents.co.uk

Grange-over-Sands Office
 Palace Buildings
 Grange-over-Sands
 T. 015395 33335
 E. grange@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566. Regulated by RICS.



www.thwestestateagents.co.uk