



3 Westholme, Fernleigh Road, Grange-over-Sands
Asking Price £220,000

Your Local Estate Agents
Thomson Hayton Winkley



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3 WESTHOLME

A well proportioned third floor apartment with spectacular views across the bay situated in a popular residential area within Grange-over-Sands. The apartment offers easy access to the many amenities available within the popular historic town including shops, cafes, a post office, butchers and the railway station. The seaside town has good bus route links and is within easy reach of the Lake District National Park and the M6.

The accommodation, which has dual aspect views across the bay, briefly comprises sitting/dining room, breakfast kitchen, two double bedrooms, bathroom and a utility room. The apartment benefits from double glazing and gas central heating.

Outside there is an allocated parking space and visitor parking together with a communal garden and patio.

ENTRANCE HALL

13' 9" x 3' 1" (4.20m x 0.95m)

Natural light from utility room, radiator.

INNER HALL

9' 11" max x 6' 9" max (3.03m x 2.07m)

Natural light from sitting room, radiator, built in cupboard, entry phone, loft access.

SITTING/DINING ROOM

19' 5" max x 13' 5" max (5.94m x 4.09m)

Double glazed window, double glazed Velux window, decorative electric fire to conglomerate hearth and back panel with painted surround.

BREAKFAST KITCHEN

15' 3" max x 9' 8" max (4.65m x 2.97m)

Double glazed window, radiator, base and wall units, stainless steel sink, built in oven, gas hob with extractor hood over, space for fridge freezer, plumbing for dishwasher, recessed spotlights, tiled splashbacks.

BEDROOM

13' 11" x 12' 8" (4.26m x 3.87m)

Double glazed window, radiator.

BEDROOM

12' 4" x 12' 1" (3.78m x 3.69m)

Double glazed window, radiator, fitted shelving.

BATHROOM

6' 8" max x 6' 6" max (2.05m x 2.00m) Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, fitted mirrored wall unit, wall light, extractor fan, tiling to walls.

UTILITY ROOM

6' 9" max x 6' 5" max (2.08m x 1.96m)

Double glazed window, built in airing cupboard housing gas central heating boiler, fitted worktop plumbing for washing machine, space for tumble dryer.

OUTSIDE

There is a communal garden and patio, private allocated parking for one vehicle and visitor parking located at the rear of the building.

SERVICES

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

COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.

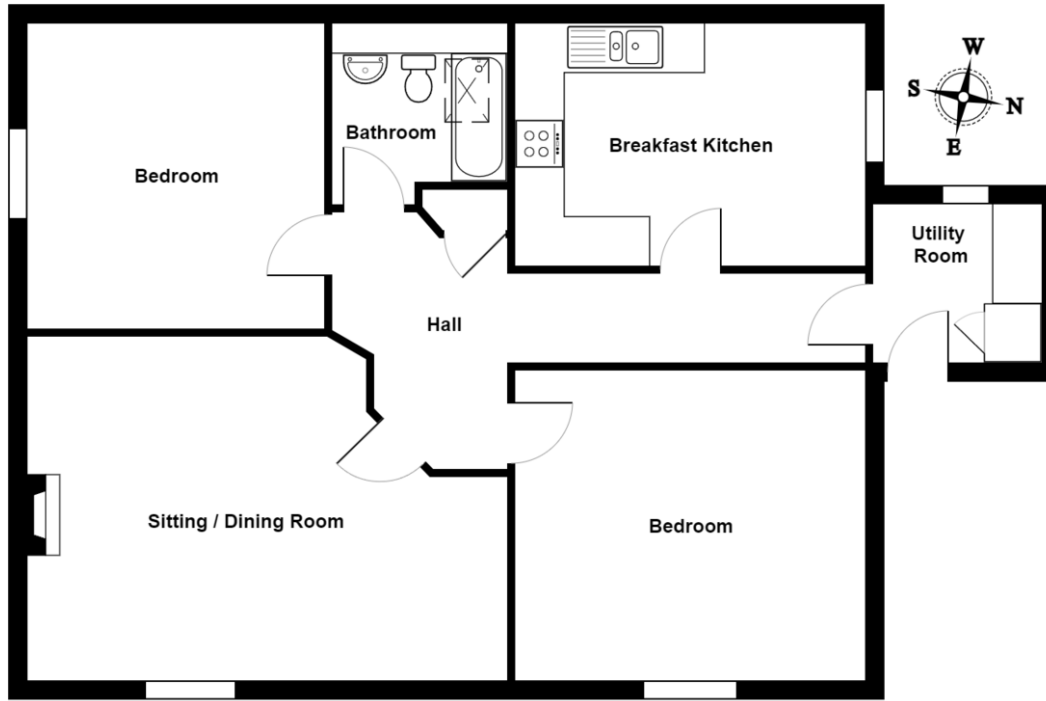
LEASEHOLD INFORMATION

LEASE LENGTH ### years from ###

GROUND RENT £## per annum

SERVICE CHARGE £## per month/quarter/annum





Second Floor

3 Westholme, Fernleigh Road, Grange-over-Sands

Total Area: 88.9 m² ... 957 ft²

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For illustrative purposes only - not to scale. The position and size of features are approximate only.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Grange-over-Sands office continue straight across Kents Bank Road on to Grange Fell Road. Then take the first left on to Fernleigh Road, the entrance to Westholme is located on the right just before Murrell Hill. Number 3 is the top floor apartment.

WHAT3WORDS:

teams.winks.appointed

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