



10 Fernleigh Avenue, Grange-over-Sands
Asking Price £175,000

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Thomson Hayton Winkley



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10 FERNLEIGH AVENUE

A well proportioned mid terrace house situated on popular residential area within Grange-over Sands. The property is conveniently placed for the many amenities available within the popular historic seaside town which include a variety of shops, cafes, a library, health care, railway station and post office.

The accommodation, which now requires some works of modernisation allowing the purchaser to create an appealing home to suit their own taste, briefly comprises porch, entrance hall, sitting room and dining room open to kitchen on the ground floor and three bedrooms and a bathroom on the first floor.

Outside offers a small stocked bed at the front and an enclosed patio with storage at the rear. On road parking applies.

10 Fernleigh Avenue is offered for sale with no upper chain.

OPEN PORCH

6' 0" x 1' 10" (1.84m x 0.57m)

Lighting, tiled flooring.

ENTRANCE HALL

13' 10" max x 6' 1" max (4.23m x 1.87m)

Single glazed door with adjacent single glazed windows, radiator.

SITTING ROOM

14' 7" max x 9' 6" max (4.47m x 2.92m)

Double glazed bay window, living flame gas fire to marble hearth and back panel with timber surround.

DINING ROOM

13' 3" max x 9' 5" max (4.04m x 2.89m)

Single glazed French doors to patio, radiator, fitted drawers and wall unit, former fireplace opening suitable for electric fire, plumbing for washing machine.

KITCHEN

9' 4" x 5' 11" (2.87m x 1.82m)

Single glazed window, base and wall units, Belfast sink, cooker with extractor hood over, space for fridge freezer, gas fired boiler, tiled splashbacks.

LANDING

8' 3" x 4' 4" (2.53m x 1.34m)

BEDROOM

13' 1" max x 8' 0" max (4.00m x 2.45m)

Single glazed window, radiator.

BEDROOM

12' 3" max x 9' 6" max (3.74m x 2.90m)

Single glazed window, radiator, fitted mirror.

BEDROOM

9' 6" x 7' 6" (2.91m x 2.30m)

Single glazed window, radiator.

BATHROOM

7' 4" max x 5' 11" max (2.26m x 1.81m)

Single glazed window, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, fitted mirrored wall unit, tiling to walls and floor.

OUTSIDE

There is an established well stocked bed at the front of the house and the rear of the property has an enclosed patio garden with raised beds, a store, water supply and gated access to the rear lane. On road parking applies.

STORE

6' 1" x 3' 4" (1.86m x 1.02m)

Timber door, fitted shelving.

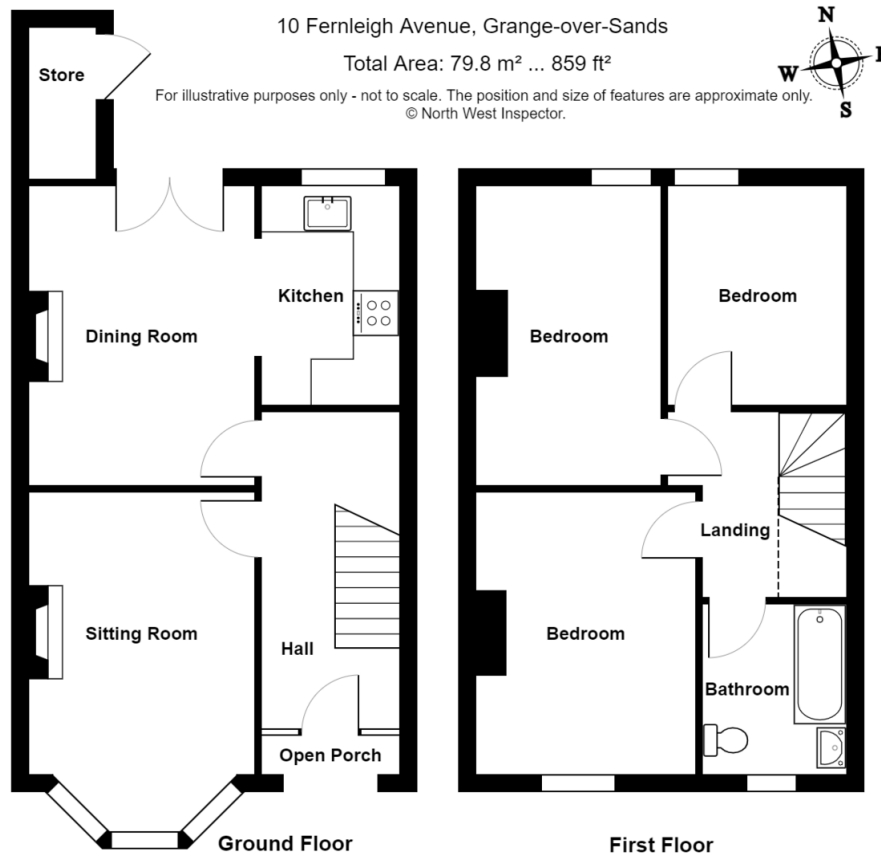
SERVICES

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

COUNCIL TAX BANDING

Currently Band B as per the Valuation Office website.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DIRECTIONS

From the centre of Grange proceed onto The Esplanade and continue to merge into Park Road. Turn right in to Fernleigh Road and continue to turn right into Fernleigh Avenue where number 10 is located on the left.

WHAT3WORDS:

tomb.defaults.inflator

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