



8 Fernleigh Avenue, Grange-over-Sands
Asking Price £300,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

A well proportioned beautifully presented end terrace house pleasantly located within Grange-over-Sands. Having a sitting room, dining room, kitchen, three bedrooms and a four piece bathroom. Outside has a front garden and enclosed rear patio. On road parking applies. No upper chain.







8 FERNLEIGH AVENUE

An appealing well proportioned end terrace house situated in 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 well presented accommodation briefly comprises porch, entrance hall, sitting room, dining room and kitchen on the ground floor and three bedrooms and a four piece bathroom on the first floor. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers a well stocked enclosed garden at the front and an enclosed patio with bay views at the rear.

On road parking applies.

GROUND FLOOR

PORCH

5' 5" x 3' 1" (1.66m x 0.95m)

Painted feature door, partial panelling to walls, fitted coat hooks, tiled flooring.

ENTRANCE HALL

5' 11" x 4' 3" (1.81m x 1.32m)

Natural light from stairwell, partial panelling to walls, understairs cupboard.

SITTING ROOM

21' 1" max x 11' 6" max (6.44m x 3.51m)

Double glazed bay window, double glazed window, two radiators, with one having a decorative cover, woodburning stove to feature fireplace, coving.

DINING ROOM

13' 11" max x 10' 3" max (4.26m x 3.13m)

Double glazed window, radiator, original decorative fireplace, built in drawers, coving.

KITCHEN

11' 4" x 7' 1" (3.47m x 2.16m)

Double glazed door to patio garden, double glazed window, radiator with decorative cover, base and wall units, white porcelain sink, built in oven, gas hob with extractor hood over, integrated fridge and freezer, built in washing machine, cupboard housing gas central heating boiler, coving, fitted shelving, tiled splashbacks, tiled flooring.





FIRST FLOOR

LANDING

9' 3" max x 8' 10" max (2.84m x 2.71m)

Double glazed window.

BEDROOM

14' 0" max x 10' 4" max (4.28m x 3.15m)

Double glazed window, radiator, coving, fitted coat hooks.

BEDROOM

12' 2" max x 11' 7" max (3.71m x 3.55m)

Double glazed bay window, radiator, coving.

BEDROOM

11' 5" x 8' 6" (3.48m x 2.60m)

Double glazed window, radiator, coving, picture rail.

BATHROOM

11' 3" x 7' 2" (3.45m x 2.19m)

Double glazed window, heated towel , four piece suite in white comprises W.C., wash hand basin with tiled splashback, freestanding roll top bath with mixer shower and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, coving, partial panelling to walls, tiled flooring, loft access.

OUTSIDE

There is a well stocked enclosed garden to the front of the house and an enclosed patio garden to the rear which has views towards the bay. On road parking applies and there it potential to create off road parking subject to necessary planning consent.

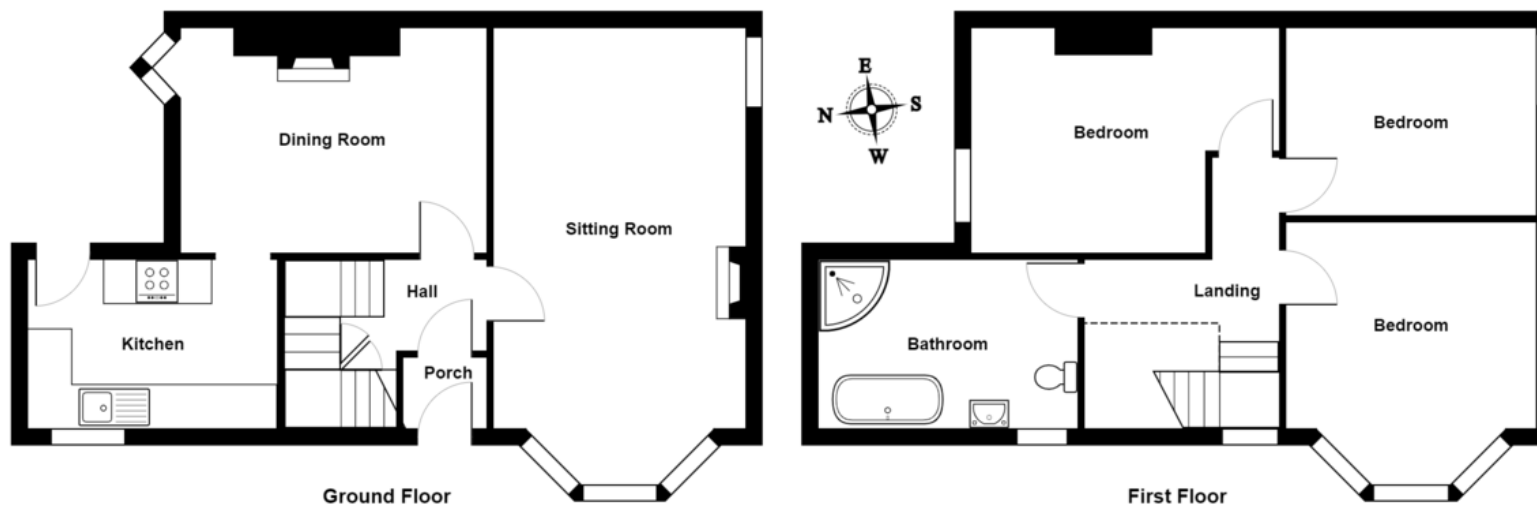
SERVICES

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

COUNCIL TAX BANDING

Currently band B as per the Valuation Office website.





8 Fernleigh Avenue, Grange-over-Sands

Total Area: 100.4 m² ... 1081 ft²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	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 find 8 Fernleigh Avenue located on the left immediately before the entrance to Fernleigh Avenue with parking being on Fernleigh Road.

WHAT3WORDS:

brightly.november.conspire

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.

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

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

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

www.thwestestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Lettings

