



# Grange-over-Sands

£385,000

The Gables , 1 Rockery Terrace, Grange-over-Sands, Cumbria, LA11 7HS

A super End-Terraced, well proportioned and presented 4 Bedroom Period property arranged over 3 floors, being convenient for the many amenities of Grange.

This delightful Family home comprises Entrance Hall, Lounge, Dining Kitchen, 4 Double Bedrooms and 2 Bath/Shower Rooms. Forecourt front Garden and good sized Tiered Rear Garden for easy maintenance.

Viewing highly recommended.

## Quick Overview

- End Terraced - 4 Double Bedrooms
- 1 Reception - 2 Bath/Shower Rooms
- Edge of Town Centre Location
- Period property
- Newly fitted Kitchen 2024
- Newly fitted Shower Room 2024
- Well presented throughout
- Low maintenance outdoor space
- On street parking
- Superfast Broadband available\*



4



2



1



D



Superfast  
Broadband



On street  
Parking

Property Reference: G2990





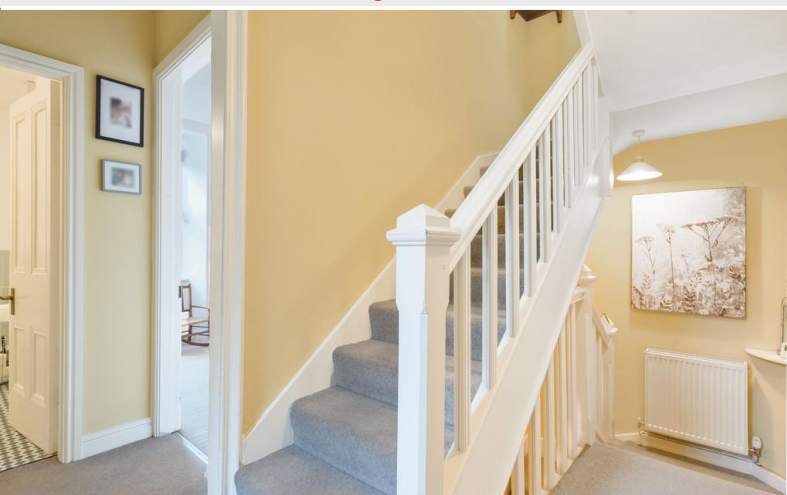
Lounge



Dining Kitchen



Dining Kitchen



Landing

**Description** 1 Rockery Terrace is an attractive, End Terrace Period Family home dating back to the early 20th Century enjoying a very convenient position close to the town centre. This lovely property has a warm and comfortable feeling and is well presented throughout. In the relatively short time The Gables has been owned by the current vendors it has been treated to a variety of new fixtures and fittings including:- wonderful 'Howdens' Kitchen - very stylish indeed, a smart Shower Room, some new carpets and floorings, a wood-burning stove in the Lounge and some very tasteful decorating - all to be enjoyed by the lucky new owner(s). This property will appeal in particular to families with the space, layout and proximity to the Primary School and Town.

The painted front door opens in to the welcoming Hallway with very attractive, recently fitted 'Amtico Oak' flooring which runs throughout the Ground Floor. Useful, recessed Utility Closet houses the washing machine and tumble drier. The Lounge is a lovely, elegant room with walk in bay window to the front, corniced ceiling and a new wood burning stove installed in 2024.

The Dining Kitchen is a superb space, amply big enough to accommodate a decent sized dining table. Original stone fire place with wood burning stove, windows to the rear and glazed French doors to the side.

The Kitchen is very attractive indeed having recently been installed by 'Howdens' in 2024. Striking 'Fir Green' (more of a deep bottle green) wall and base cabinets with quality 'Silestone' marble effect work-surface extend into the Dining Area and Pantry. There is an integrated fridge, freezer and dishwasher with deep square sink and lovely, cream half sized Aga with 4 gas burners. Wonderful walk-in Pantry with storage shelves, window and matching base cupboard. Large under stairs storage cupboard.

From the Entrance Hall the stairs lead up to the spacious landing with window and wall mounted gas central heating boiler. Bedroom 1 is a very spacious Double Bedroom with side aspect and a bank of recessed, full height, deep wardrobes. Bedroom 2 is a second generous Double Bedroom with front aspect and lovely partial view towards Morecambe Bay. The Shower Room has been recently replaced and comprises a contemporary white suite of WC, wash hand basin and walk in shower. Attractive, 'Moroccan' tiled floor and complementary subway wall tiles.

On the Second Floor are 2 further, well proportioned Double Bedrooms - 1 with lovely partial view towards the Bay and the rear Bedroom looks out on to the tiered Garden. The bijoux Bathroom has a 3 piece white suite comprising bath with hand held shower, vanity wash hand basin and WC. Velux roof light.

Externally, to the front there is a gravelled Forecourt Garden with enough space for a bench and pot plant or two. A pathway leads around to the rear where there is a good sized split-level walled Garden. The first tier is decked with useful storage under and large timber shed with power and light. The second tier Garden is easily maintained with slate shingle, planted borders and built in seating. Gated access to a rear lane for bin access.





Lounge



Dining Kitchen

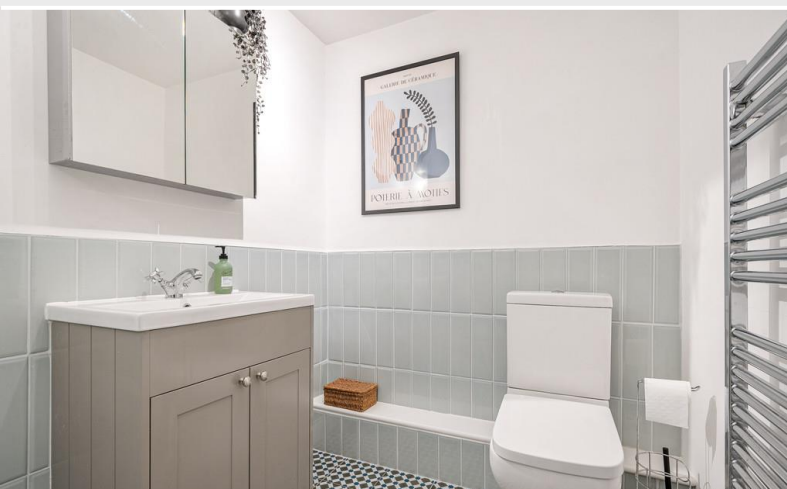




Bedroom 2



Bedroom 3



Shower Room



Bathroom

The Garden is bordered on 2 sides by woodland/conservation woodland area which creates a pleasant private rural feeling all whilst being a conveniently placed town house!

There is unrestricted on road parking along Fernleigh Road plus to the front of the property there may be the possibility of utilising the existing space for off road Parking for a small vehicle.

**Location** Rockery Terrace is extremely conveniently situated for easy access to the amenities of town which include Medical Centre, Post Office, Library, Primary School, Railway Station, Cafes, Shops and Tearoom. The Picturesque Edwardian Promenade, Band Stand, Ornamental Gardens and Duck Pond are also all within easy reach. The thriving community of Grange over Sands is friendly and has much to offer for both permanent residents and second home owners. Fernleigh Road is particularly sought after largely due to the convenient location. The M6 motorway link is approximately 20 minutes away and the delights of the inner Lake District around a 25 minute drive.

To reach the property proceed up Main Street and turn right at the mini roundabout and follow the short one way street, go straight over at the crossroads and turn first left into Fernleigh Road. Follow the road passing the right turn into Rockland Road and Rockery Terrace can be found shortly on the right.

What3words. <https://what3words.com/thumb.along.melts>

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Lounge** 15' 1" x 14' 4" into bay (4.6m x 4.37m into bay)

**Dining Kitchen** 16' 9" max x 15' 8" max (5.11m max x 4.78m max)

**Pantry**

**Bedroom 1** 14' 2" max x 14' 2" inc wardrobes (4.32m max x 4.32m inc wardrobes)

**Bedroom 2** 10' 5" x 9' 6" (3.18m x 2.9m)

**Shower Room**

**Bedroom 3** 15' 5" x 10' 4" (4.7m x 3.15m)

**Bedroom 4** 15' 3" max x 13' 10" max (4.65m max x 4.22m max)

**Bathroom**

**Timber Garden Store**

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 23.9.24 not verified.

**Conservation Area:** This property is located within Grange





Bedroom 1



Bedroom 4





Rear Garden



Garden



View from Bedroom 3

over Sands Conservation Area.

**Council Tax:** Band C. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**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 £1000 - £1100 per calendar month. For further information and our terms and conditions please contact our Grange 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).



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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Denotes restricted head height

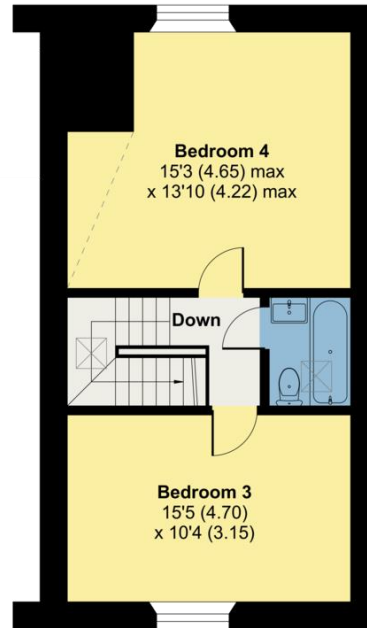
# Rockery Terrace, Grange-Over-Sands, LA11

Approximate Area = 1394 sq ft / 129.5 sq m

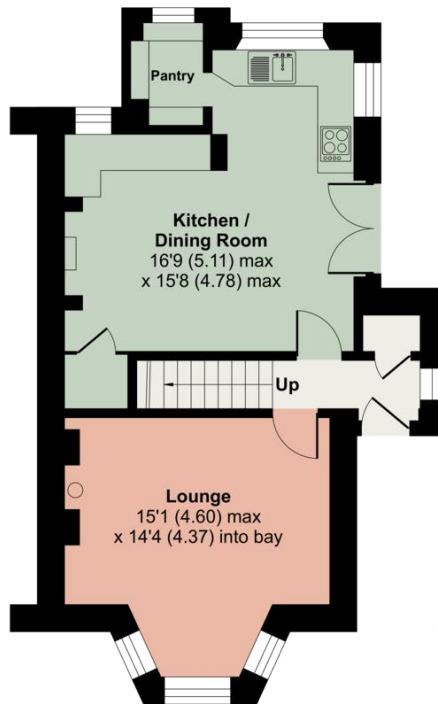
Limited Use Area(s) = 16 sq ft / 1.5 sq m

Total = 1410 sq ft / 131 sq m

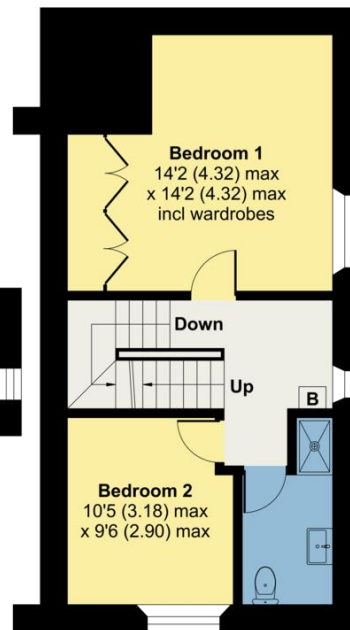
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Hackney & Leigh. REF: 1183938

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