



## Grange-over-Sands

£245,000

28 Tricketts Drive, Grange-over-Sands, Cumbria, LA11 7DE

A delightful, chain free modern, End Terrace property built in 2018. It will appeal mainly to First Time Buyers, perhaps those looking to downsize or the second home market and those seeking a low maintenance lock up and leave. Having only been lightly used as a second home the condition is excellent throughout with neutral decor. This super property is double glazed, has gas central heating and modern Kitchen and Bathroom fittings.

It also has super views towards Morecambe Bay to the rear aspect particularly from the First Floor. With 2 Parking Spaces and enclosed Rear Garden there really is nothing not to love!

### Quick Overview

- Superb Bay Views to the Rear
- Perfect starter home
- Neatly presented throughout
- End Terrace with 2 Double Bedrooms
- Modern, built in 2018
- Enclosed Rear Garden
- Private Parking for 2 cars
- Convenient, residential development
- No Upper Chain
- Superfast Broadband



2



1



1



B



Superfast  
Broadband



Parking for  
2 cars

Property Reference: G3073



Lounge



Breakfast Kitchen



Breakfast Kitchen



Bedroom 1

The wood effect uPVC front door opens into the compact Hallway with stairs to the First Floor and door to the Lounge which enjoys a pleasant front aspect and has useful under-stairs storage cupboard. The Dining Kitchen is well proportioned with rear aspect. Views, through the trees to Morecambe Bay. There is space for a dining table to seat 4 with ease. The Kitchen is furnished with a range of grey wall and base cabinets with integrated fridge freezer, built in electric oven and gas hob and concealed gas central heating boiler. Plumbing and space for washing machine. External rear door. The Cloakroom is very useful with side window and white WC and wash hand basin.

The First Floor Landing has loft hatch. Bedroom 1 is a generous Double Bedroom with super views towards Morecambe Bay. Bedroom 2 is a similar size with large over stairs storage cupboard and pleasing front aspect. The Bathroom is modern with a white suite comprising bath with shower over, WC and wash hand basin.

Outside the sunny Rear Garden is enclosed by a fence and has a paved patio and level lawn. Pedestrian gate leading to the shared side pathway access. To the front is a small, open Forecourt Garden area with lawn extending to the parking spaces which catches the evening sun. Beyond this is the Tandem Parking for 2 cars.

**Location** Located just on the edge of the town, Tricketts Drive is a popular, friendly and peaceful residential cul-de-sac with just a short level walk to the centre of town. There is a convenient pathway through the amenity area which gives access to the picturesque, Edwardian Promenade and playing fields. Grange over Sands is well served by amenities such as Medical Centre, Library, Post Office, excellent Primary School, Railway Station, Shops, Chemists, Cafes and Tea rooms. Approximately 20 minutes from the M6 Motorway and the base of Lake Windermere, Grange is well placed.

From the Main Street proceed up the hill turn left at the mini roundabout, proceed along the Esplanade in the direction of Allithwaite. Tricketts Drive is the second left turning, after the Fire Station. Take the second right and No.28 can be found shortly on the left.

What3words:

<https://what3words.com/buzzards.enacted.ample>



## Accommodation (with approximate measurements)

### Hall

Lounge 14' 1" x 9' 4" (4.29m x 2.84m)

Dining Kitchen 12' 7" x 10' 0" (3.84m x 3.05m)

### Cloakroom

### First Floor

Bedroom 1 12' 8" x 8' 10" (3.86m x 2.69m)

Bedroom 2 12' 8" x 8' 8" (3.86m x 2.64m)

### Bathroom

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

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

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

**Management Charges:** There is a charge of £180 per year to cover the cost of the upkeep of the communal areas and lighting.

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

**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 between £850 - £900 per calendar month. For further information and our terms and conditions please contact the 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).



Bedroom 2



Bathroom



Rear Garden

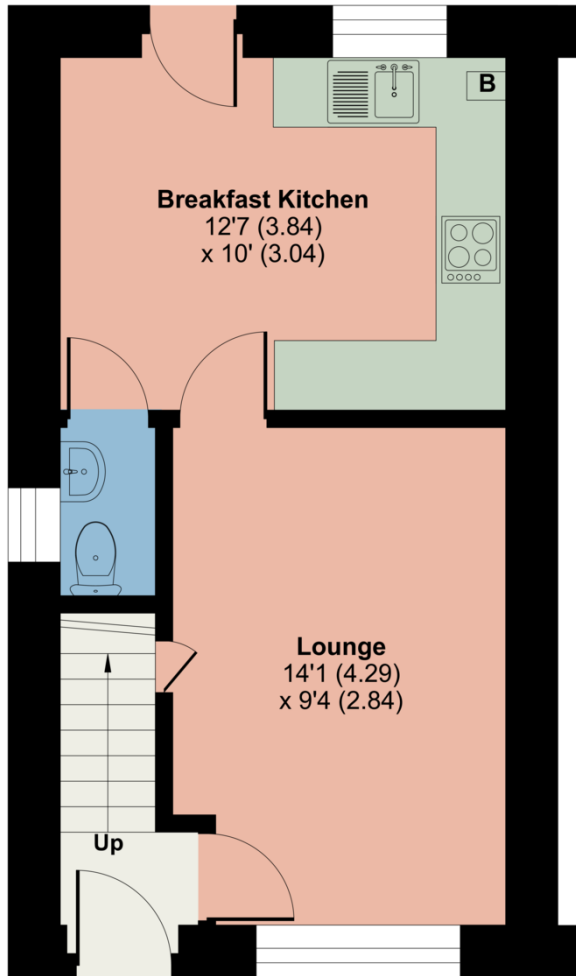


View from Bedroom 1

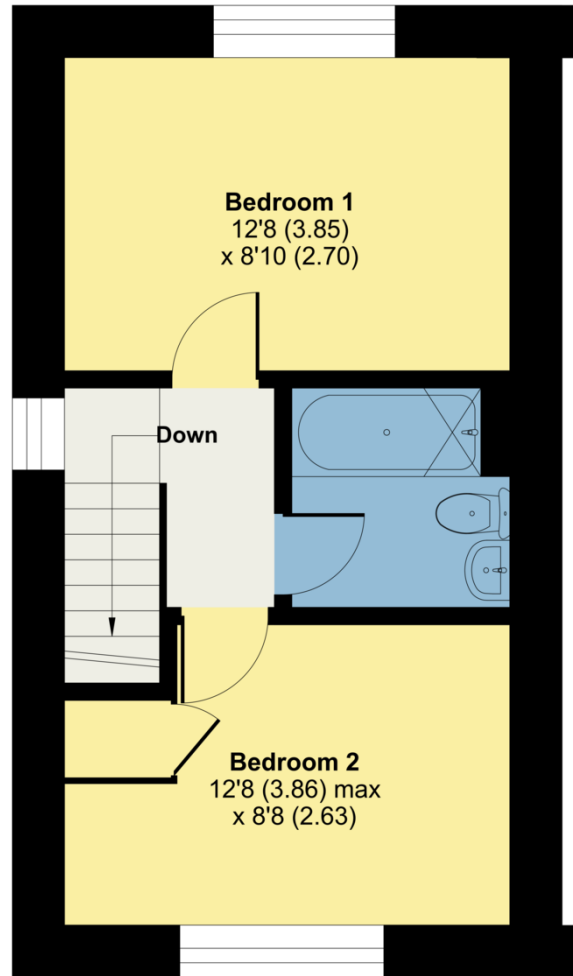
# Tricketts Drive, Grange-Over-Sands, LA11

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1277089

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 22/04/2025.

Request a Viewing Online or Call 015395 32301