



Grange-over-Sands

£425,000

Underleigh, Fernleigh Road, Grange-over-Sands, Cumbria,
LA11 7HN

For all of those families looking for a substantial, Victorian Semi-Detached property with 5 Double Bedrooms in a prime location, close to the town centre and lovely Primary school then keep reading! Underleigh ticks all of the above boxes and more. Along with the space, location and bedrooms are some wonderful Bay views, low maintenance garden, Parking and a very versatile layout.

Arranged over 4 floors this wonderful family home will appeal to the larger family or those who simply like to spread out and enjoy their own privacy. Ideal too for those who work from home - plenty of space to create a works area separate from the main home. In addition to all of the above this lovely property boasts some charming period features such as period doors, attractive uPVC 'sash' windows throughout, generously proportioned sunny rooms and high ceilings typical of the era.

Quick Overview

- Delightful views towards Morecambe Bay
- Well proportioned rooms
- Excellent, convenient location
- 5 Double Bedrooms
- 3 Bath/Shower Rooms
- Low maintenance, decked Garden
- Parking space
- High ceilings
- No upper chain
- Superfast Broadband



5



3



2



D



Superfast
Broadband

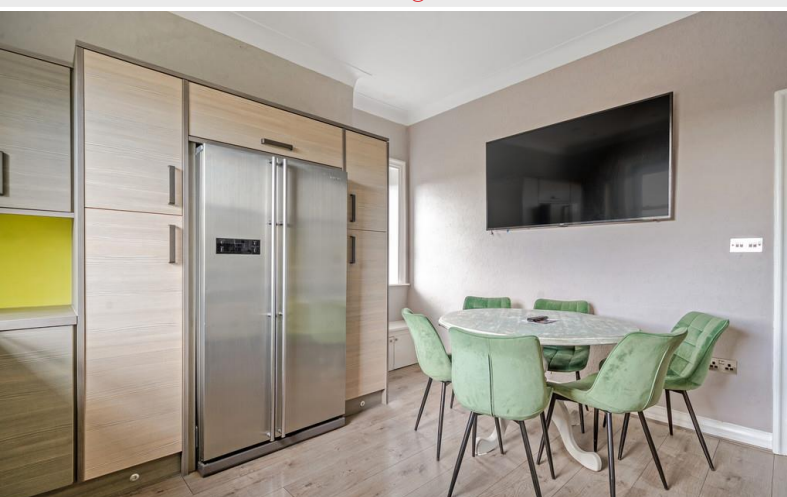


Parking Space &
On Road Parking

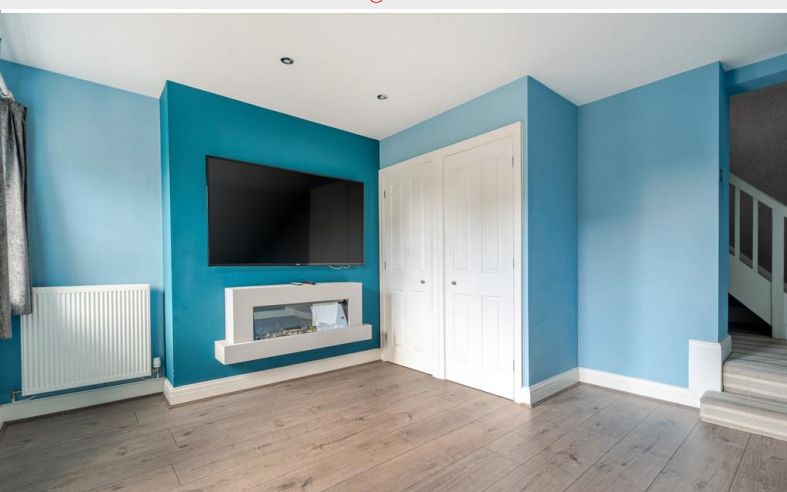
Property Reference: G3093



Lounge



Dining Kitchen



Living Room



Bedroom 5

The lovely, original front door with stained glass opens into the Vestibule with decorative original plaster and picture rail. The half glazed door opens in to the Hallway with attractive, wide board wood effect flooring, dado rail and stairs leading to the First Floor. The Lounge is well proportioned with arch to walk-in bay window with pleasant front aspect and modern, wall mounted electric fire. The Dining Kitchen has a dual aspect and can accommodate a medium sized dining table for convenience. The Kitchen is furnished with an attractive contemporary range of two tone 'wood grain' wall and base cabinets with 1½ bowl sink and kickboard lighting. Built in oven, microwave and ceramic hob with extractor over and integrated dishwasher. Space for American style fridge freezer. Upright radiator.

From the Hallway, stairs lead down to the Lower Ground Floor and split level 'Lobby'. Bedroom 5 is a very generous Double Bedroom with twin windows to the side and walk in wardrobe area. The 'Living Room' has a rear window and external door leading to the Patio area. Wall mounted modern electric fire and useful storage cupboards housing the gas central heating boiler and water pressure system. This room is suitable for a variety of different uses. Study? Music Room? Teenagers Den? Extra Living Room perhaps.

The Shower Room has a white suite comprising WC, wash hand basin and shower. Black radiator and illuminated wall mirror.

From the Ground Floor the charming stairs lead up to the First Floor passing the side window which provides partial views towards Morecambe Bay. Bedroom 1 is a well proportioned Double Bedroom with large window to the front and full wall of fitted storage. Bedroom 4 is the smallest of the Bedrooms but still a double room and enjoys a rear aspect and partial Bay views. The Family Bathroom has a white suite comprising WC, wash hand basin, free standing bath and walk in double shower. Black radiator and illuminated wall mirror. Also on this floor there is a walk in Linen Closet complete with window!

Stairs continue to the Second Floor with large landing window providing wonderful views towards Morecambe Bay and to the fells beyond - just lovely. Bedroom 2 is another incredibly spacious double Bedroom which enjoys a dual aspect, original fire place and fitted cupboard. Bedroom 3 is a good sized double room with side window providing charming views of Fernleigh Road. The Shower Room has a useful, double shelved cupboard and white suite comprising WC, shower enclosure and wash hand basin. Black radiator and recessed ceiling spot lights. Borrowed light window to the Landing.

Externally, to the front is a small forecourt garden area - a lovely area for a bench to sit and watch the world go by. The Rear Garden is mainly decked for ease and catches the sun most of the day. There is a useful stone store for bikes etc. To the side of the property there is a driveway leading round to the back of the property which could be developed for further garden but which must allow the neighbours right of way to the side gate.



Lounge



Dining Kitchen



lower Ground Floor Shower Room



First Floor Bathroom



Bedroom 4



Bedroom 2

Location The location is excellent. A hop skip and a jump from the town centre, and a short walk from the Primary School, yet tucked away on this popular, sought after, residential road. Grange over Sands enjoys amenities such as Railway Station, Medical Centre, excellent Primary School, Library, Post Office, Cafes, Shops and Tea Rooms with the picturesque Edwardian mile long Promenade, Ornamental Gardens and Bandstand frequented by locals and visitors alike.

To reach the property proceed up Main Street turning right at the mini roundabout onto the short one way street with the famous 'Higginsons' Butchers on the corner. Continue straight across and take the first left into Fernleigh Road and Underleigh can be found shortly on the left hand side.

What3words - <https://what3words.com/canoe.builds.life>

Accommodation (with approximate measurements)

Vestibule

Hallway

Lounge 17' 1" into bay x 12' 0" (5.23m into bay x 3.68m)

Dining Kitchen 13' 3" x 12' 7" (4.04m x 3.84m)

Lower Ground Floor

Bedroom 5 15' 1" x 12' 5" (4.6m x 3.78m)

Living Room/Study 13' 1" x 12' 3" (3.99m x 3.73m)

Shower Room

First Floor

Bedroom 1 16' 6" inc wardrobes x 11' 6" (5.03m inc wardrobes x 3.51m)

Bathroom

Bedroom 4 10' 8" x 10' 4" (3.25m x 3.15m)

Second Floor

Bedroom 2 15' 11" x 15' 0" (4.85m x 4.57m) some limited head height

Bedroom 3 13' 11" x 10' 9" max & 9'1" min (4.24m x 3.28m max & 2.77m min)

Shower Room

Outside Store 6' 8" x 4' 1" (2.03m x 1.24m)

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

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

Council Tax: Band D. Westmorland and Furness Council.

Notes: There is a right of access for Meadow View to use the drive only for a right of way to the side gate on to the pedestrian access lane which leads from Fernleigh Road to Kents Bank Road.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom 1



Bedroom 2



View



Rear Garden



Drive/Parking

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 £1200 - £1300 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).

Meet the Team

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Viewings available 7 days a week
including evenings with our
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Call **015395 32301** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Underleigh, Fernleigh Road, Grange-Over-Sands, LA11

Approximate Area = 1994 sq ft / 185.2 sq m

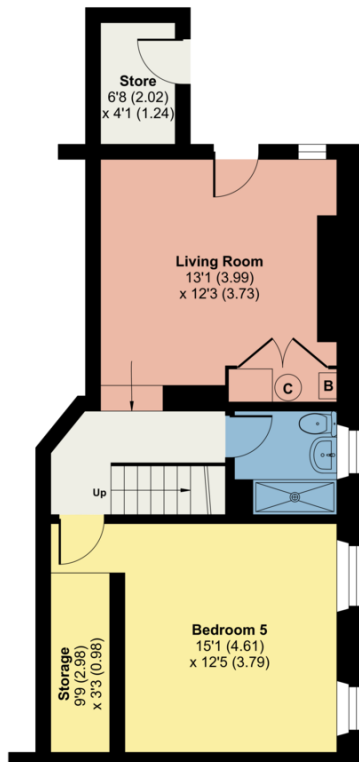
Outbuilding = 27 sq ft / 2.5 sq m

Total = 2021 sq ft / 187.7 sq m

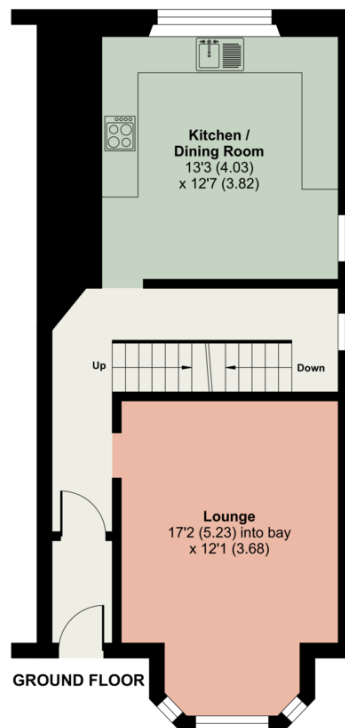
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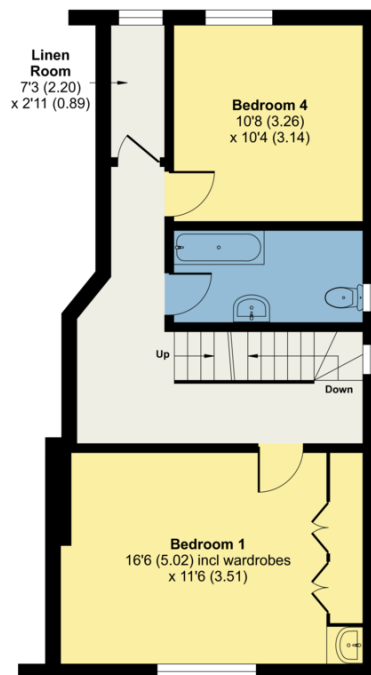
SECOND FLOOR



LOWER GROUND FLOOR



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: 1284900

A thought from the owners - An option of many different layouts to suit your own personal requirements makes this an ideal family home.

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