



Grange-over-Sands

£275,000

5 Woodhead Terrace, Grange-over-Sands, Cumbria, LA11 6AE

This attractive deceptively spacious early 20th Century 3 Bedroom Mid-Terraced Home which is set across 3 well-planned floors, offering spacious, versatile accommodation with bags of storage and views from the top floor towards Morecambe Bay. The property features a modern Kitchen with Aga and contemporary Bathroom, complemented by a stylish Dining room extension that creates an ideal space for family meals or entertaining guests. Outside, there is a private decked Patio area perfect for relaxing or enjoying the warmer months, while on-road Parking adds further convenience. The large storage cupboard in the Kitchen provides more than enough space currently for bike but does provide the opportunity to create a Ground Floor WC. There is of course ample space in the large 2nd Floor Bedroom to create an En-Suite if desired too.

Combining character with modern finishes, this home is well-suited to a range of buyers looking for comfort and practicality in a sought-after coastal town.

Quick Overview

Deceptive, spacious Family House
3 Double Bedrooms
2 Reception Rooms
Modern Kitchen and Bathroom
Well presented throughout
Sunny rear Patio
On road Parking
Views to the Bay from the top floor
Gas central heating
Ultrafast Broadband



3



1



2



C



Ultrafast



On road parking

Property Reference: G3137



Sitting Room



Kitchen



Kitchen



Dining Area

The half glazed double glazed entrance door leads to the Entrance Vestibule with door leading in to the Sitting Room. This is a lovely space with attractive red brick inglenook fireplace with Morso wood burning stove. Twin double glazed windows to front. Picture rail and exposed wooden floor boards. Door to Inner Hall with stairs to the First Floor. Door to Kitchen which is generously proportioned with a good range of dark blue wall and base cabinets with granite work surface and inset square stainless steel sink. Built-in induction hob with brushed stainless steel splash back and extractor over, integrated oven and dishwasher. Recessed cream Rayburn Aga with 2 hot plates, 2 ovens and warming drawer. Cupboard housing Vaillant gas central heating boiler and plumbing for washing machine under. Doorway to large under stairs storage. Opening to the Dining Area which was added in 2016 this is a superb room and is light and bright with the large Velux window and uPVC double doors to the decked Patio area. Modern vertical wall radiator and laminate flooring.

On the First Floor there are 2 double Bedrooms and a Bathroom. Bedroom 1 is a a generously proportioned room with double glazed window to the front aspect and feature original cast iron fireplace (not currently in use). Laminate flooring. Bedroom 2 is another double room with double glazed window to the rear offering partial Bay views. Recessed storage cupboard and laminate floor. The Bathroom is modern with complementary tiling and a 3 piece suite comprising low flush WC with concealed cistern, wash hand basin with vanity unit under and bath with shower over. Chrome ladder style radiator, recessed ceiling lights and laminate 'wood effect' flooring. On the Second Floor is the Master Bedroom a very generous dual aspect full depth room with double glazed dormer windows to the front and rear with the rear dormer providing lovely views to Morecambe Bay and beyond. Engineered wooden floor and 2 storage cupboards. This room has the potential and space (subject to the relevant building regulations) to accommodate an En-Suite Shower Room.

To the front there is a small paved 'garden' whilst to the rear there is a delightful decked area ideal for 'alfresco dining' with access to the rear pathway.

Location Located in the popular coastal resort of Grange-over-Sands with a host of individual shops, library, post office, cafes and tearooms and other amenities this versatile property is also within walking distance of the local junior school.

To reach the property proceed through the main street of Grange to the top of the hill where there is a mini roundabout and turn right in to the one way system. At the crossroads to straight ahead in to Grange Fell Road. Proceed up the hill past the Library, the road levels for a while then

risers again with Number 5 Woodhead Terrace being on the left hand side.

What3words: corded.enjoys.types

Accommodation (with approximate measurements)

Entrance Vestibule

Sitting Room 13' 4" x 13' 2" (4.08m x 4.02m)

Inner Hall

Kitchen 13' 2" x 12' 0" (4.02m x 3.66m)

Dining Room 10' 7" x 8' 6" (3.24m x 2.60m)

First Floor

Bedroom 1 13' 5" x 10' 8" (4.09m x 3.27m)

Bedroom 2 12' 0" x 7' 10" (3.66m x 2.39m)

Bathroom

Second Floor

Bedroom 3 22' 8" x 12' 5" (6.91m x 3.80m)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C. Westmorland and Furness Council.

Note: There is a pedestrian access lane to the rear for all properties of Woodhead Terrace to use for bins etc.

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 £925 – £950 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 1



Bedroom 2



Bedroom 3

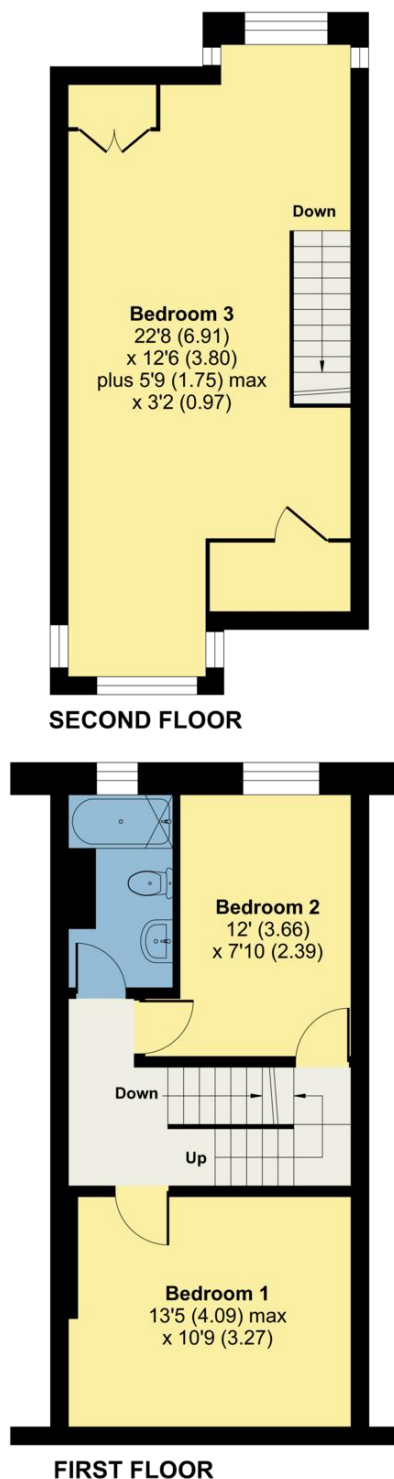
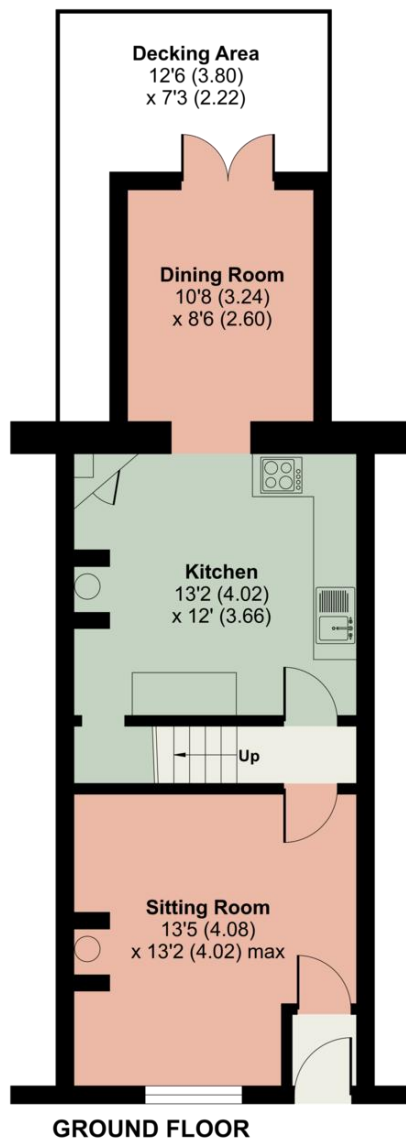


Views towards Morecambe Bay

Woodhead Terrace, Grange-Over-Sands, LA11

Approximate Area = 1198 sq ft / 111.2 sq m

For identification only - Not to scale



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: 1345441

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