



Grange-over-Sands

£275,000

4 The Avenue, Grange-over-Sands, Cumbria, LA11 6AP

A well proportioned 3 bedroom Semi-Detached House, enjoying an elevated position in Grange-over-Sands, with some views over the town towards Morecambe Bay. The property benefits from gas central heating, uPVC double glazing, a good sized garage, gardens (in need of some green fingers), and parking for 2 cars.

Comprising Side Entrance Porch, Entrance Hall, WC, Sitting Room, Dining Area, Kitchen, 3 Bedrooms and Bathroom. This is an attractive opportunity for those seeking a home to personalise and enhance in this popular coastal location.

Quick Overview

Views over the Town to Morecambe Bay
Some 'TLC' required
3 Bedroom Semi Detached House
Garage and Parking
Gardens - a little overgrown
Gas central heating
uPVC double glazed
Elevated location
Ideal Family Home
Ultrafast Broadband



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2



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Ultrafast
Broadband



Garage and
Parking

Property Reference: G3146



Sitting Room



Dining Room



Kitchen



Bedroom 1

From the Parking Area steps lead down to the Side Entrance Porch which is UPVC double glazed. The main door leads into the Entrance Hall with UPVC double glazed and leaded window, stairs to the First Floor, and door to the useful downstairs WC with small wash hand basin and a good understairs storage area.

Door to Sitting Room with lovely bay window providing some good views towards Morecambe Bay, Arnside Knott and the fells beyond.

Feature fireplace with coal effect living flame gas fire. Large archway through to Dining Area with ample space for table and chairs. UPVC double glazed rear door and side window. Square arch to Kitchen with fitted wall and base units with 1½ bowl, single drainer stainless steel sink unit. Built in electric oven and hob, integrated dishwasher and fridge and an electric kickboard heater.

From the Entrance Hall, stairs lead to the First Floor Landing with side window and loft hatch. There are 3 bedrooms, 2 doubles and a single. The main Bedroom has a bow window with a lovely view over The Crescent, down to Morecambe Bay and the fells beyond. Bedroom 2 has a rear aspect and bedroom 3 has a unique corner window. The bathroom has a 5 piece grey suite comprising shower enclosure, bath, WC, bidet and wash hand basin. Part tiled walls and heated towel rail.

Outside there is an attached stone store with plumbing and space for a washing machine, tumble dryer and freezer. Detached Garage with remote control roll over door, rear window, power, light and water. Parking for 2 cars. The Garden has a paved sitting area to the front of the property with steps down to the garden with greenhouse and timber store. The garden is currently a little overgrown and in need of some green fingers!

Location Located in an elevated location off Grange Fell Road within this sought after and friendly coastal town approximately 1 mile from the main Town Centre where a wide range of amenities can be found including Library, Post Office, Butchers, Bakers, Cafes and Tea Rooms etc plus the picturesque Edwardian Promenade and Park Road Gardens are a short walk from the Town Centre. The property is also approx 500 yards from Grange Fell Golf Club and simply stunning walks can be found from the door step. Hampsfell Hospice can be reached on foot in approximately 30 minutes.

Grange over Sands has a thriving community and good road links being around a 20 minute car journey from both the M6 Motorway and the base of Lake Windermere.

To reach the property proceed up the Main Street and bear right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road and proceed past the library for approx ½ a mile. Go past The Crescent and turn left into The Avenue. Proceed up the hill (do not turn right) to the end of the cul-de-sac and No.4 is the last house on the left.

What3words -
<https://what3words.co.uk/afternoon.lifeguard.cleanest>

Accommodation (with approximate measurements)

Side Entrance Porch 9' 3" x 4' 6" (2.82m x 1.39m)

Entrance Hall

WC

Sitting Room 13' 9" into bay x 12' 10" (4.21m into bay x 3.92m)

Dining Area 10' 9" x 10' 9" (3.29m x 3.28m)

Kitchen 10' 1" x 8' 1" (3.08m x 2.48m)

First Floor

Bedroom 1 10' 10" x 10' 9" (3.32m x 3.30m)

Bedroom 2 10' 11" x 10' 4" (3.33m x 3.15m)

Bedroom 3 8' 3" x 6' 10" (2.53m x 2.09m)

Bathroom 8' 11" x 7' 2" (2.72m x 2.20m)

Outside Store

Garage 17' 3" x 13' 10" (5.28m x 4.23m)

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C. Westmorland and Furness Council.

Unregistered Title: Please note this property currently has unregistered title.

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.

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).



View from Bedroom 1



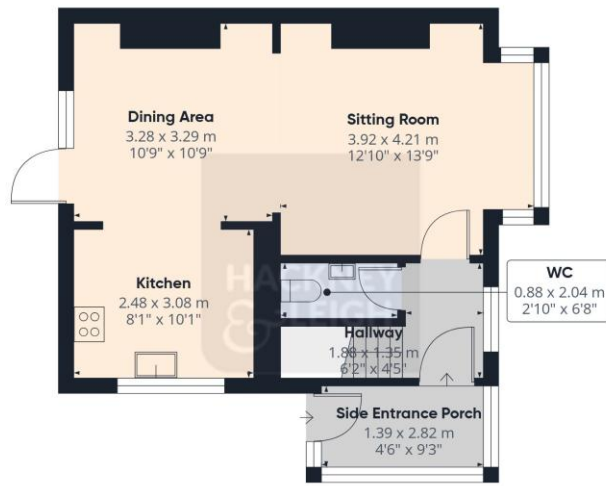
Bedroom 2



Garden



Parking and Garage



Floor 0

Approximate total area^m
78.9 m²
850 ft²



Floor 1

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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