



Savona Fernleigh Road, Grange-Over-Sands
£360,000





Savona Fernleigh Road

Grange-Over-Sands, Grange-Over-Sands

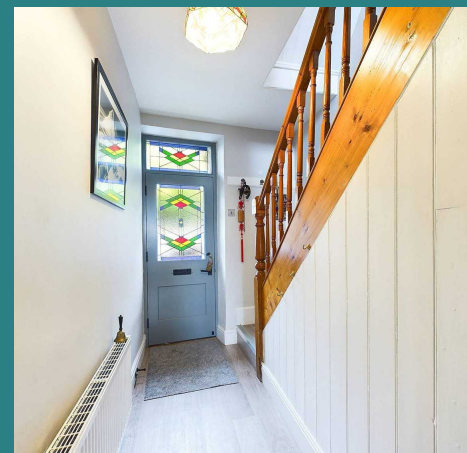
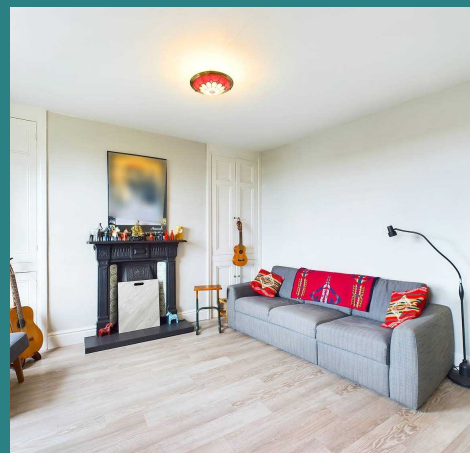
STUNNING PANORAMIC VIEWS ACROSS MORECAMBE BAY. Nestled in a quaint setting, this delightful property presents a unique opportunity to acquire a charming 4-bedroom end-terrace stone-built house. The home has character and warmth throughout, boasting a well-designed layout that seamlessly merges traditional features with modern comforts. Upon entering, you are welcomed by a cosy reception room featuring a wood-burning stove. The spacious second reception room, complete with an inviting open fire, offers a lovely space and sea view. Four bedrooms, including one with an en-suite bathroom and a further bathroom, provide ample space for family. The lower ground floor has a spacious breakfast kitchen with a dual-fuel stove, creating a vibrant focal point for the heart of the home. Outside, the property continues to impress with its rear patio garden and stunning bay views.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



ENTRANCE

To the front of the property, the bespoke solid timber entrance door with a decorative stained glass panel opens to the hallway.

HALLWAY

11' 3" x 3' 2" (3.43m x 0.97m)

The hallway has stairs with open spindles rising to the first-floor landing, a radiator, and timber doors opening to the two reception rooms.

FRONT RECEPTION ROOM

10' 11" x 9' 9" (3.33m x 2.97m)

To the front of the property is a reception room, which features a cast iron fireplace housing a wood-burning stove. There is also a built-in cupboard to the side, a radiator, and a uPVC double-glazed bay window.

REAR RECEPTION ROOM

12' 1" x 14' 9" (3.68m x 4.50m)

To the rear of the property, this reception room has a cast iron and tiled open fireplace with built-in storage cupboards on either side, one housing a Worcester boiler. There are two uPVC double-glazed windows to the rear and a timber door that opens to steps down to the lower ground floor.

LOWER GROUND FLOOR HALL

10' 9" x 5' 10" (3.28m x 1.78m)

There is access to the understairs storage area, a door to the cellar/storage room, and it is open to the breakfast kitchen.

CELLAR/STORAGE ROOM

10' 10" x 9' 10" (3.30m x 3.00m)

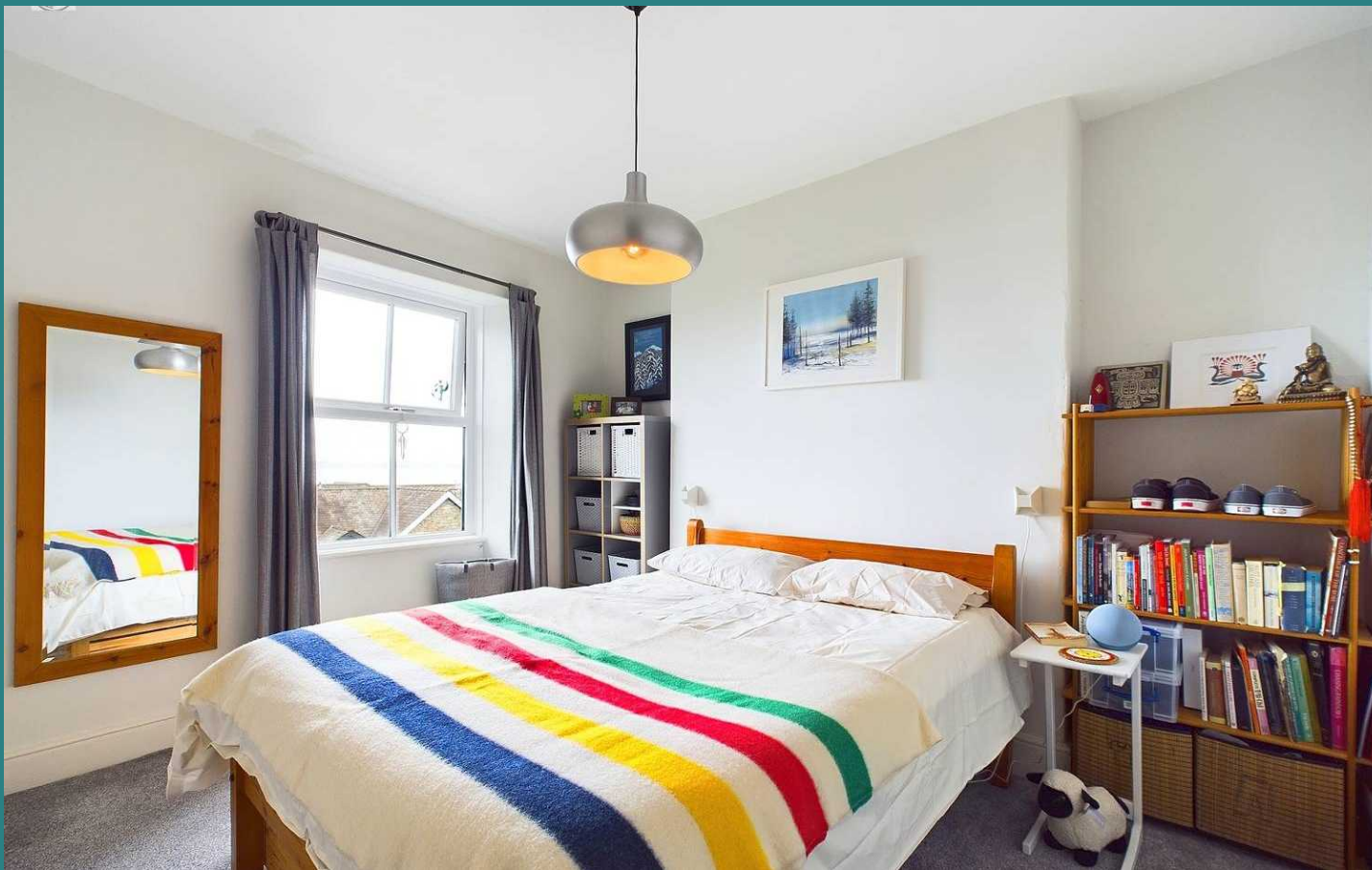
This is a useful storage room with light, power, and an electric consumer unit.

BREAKFAST KITCHEN

12' 1" x 16' 0" (3.68m x 4.88m)

With ample room for a table and chairs, this room has an exposed brick fireplace housing a duel fuel stove. The kitchen has a range of fitted storage units (one housing the gas meter) with a complementary worktop, a 11/2-bowl stainless steel sink, a built-in electric oven, a four-burner gas hob with an exhaust fan, space with plumbing for a washing machine, space for a tumble dryer, and





ENTRANCE

To the front of the property, the bespoke solid timber entrance door with a decorative stained glass panel opens to the hallway.

HALLWAY

11' 3" x 3' 2" (3.43m x 0.97m)

The hallway has stairs with open spindles rising to the first-floor landing, a radiator, and timber doors opening to the two reception rooms.

FRONT RECEPTION ROOM

10' 11" x 9' 9" (3.33m x 2.97m)

To the front of the property is a reception room, which features a cast iron fireplace housing a wood-burning stove. There is also a built-in cupboard to the side, a radiator, and a uPVC double-glazed bay window.

REAR RECEPTION ROOM

12' 1" x 14' 9" (3.68m x 4.50m)

To the rear of the property, this reception room has a cast iron and tiled open fireplace with built-in storage cupboards on either side, one housing a Worcester boiler. There are two uPVC double-glazed windows to the rear and a timber door that opens to steps down to the lower ground floor.

LOWER GROUND FLOOR HALL

10' 9" x 5' 10" (3.28m x 1.78m)

There is access to the understairs storage area, a door to the cellar/storage room, and it is open to the breakfast kitchen.

CELLAR/STORAGE ROOM

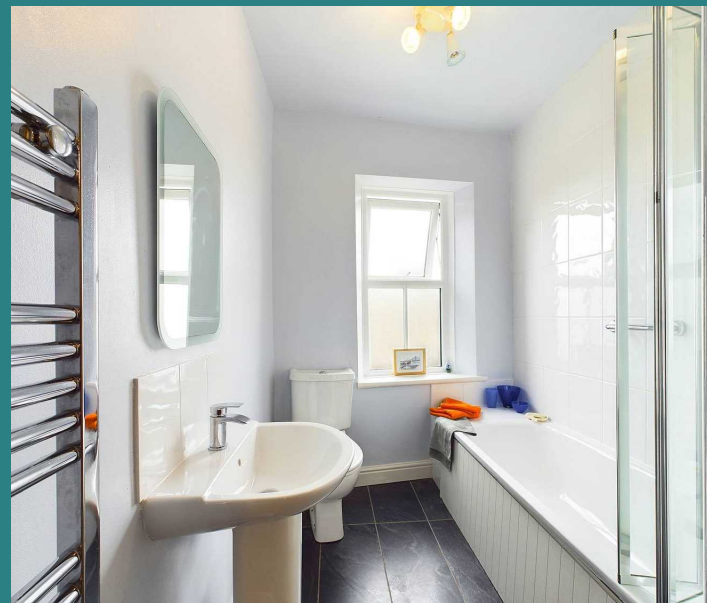
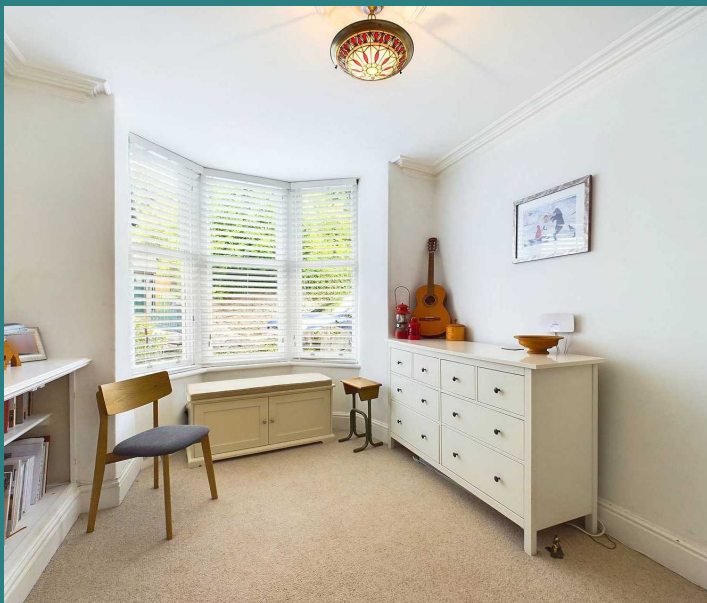
10' 10" x 9' 10" (3.30m x 3.00m)

This is a useful storage room with light, power, and an electric consumer unit.

BREAKFAST KITCHEN

12' 1" x 16' 0" (3.68m x 4.88m)

With ample room for a table and chairs, this room has an exposed brick fireplace housing a dual fuel stove. The kitchen has a range of fitted storage units (one housing the gas meter) with a complementary worktop, a 1 1/2-bowl stainless steel sink, a built-in electric oven, a four-burner gas hob with an exhaust fan, space with plumbing for a washing machine, space



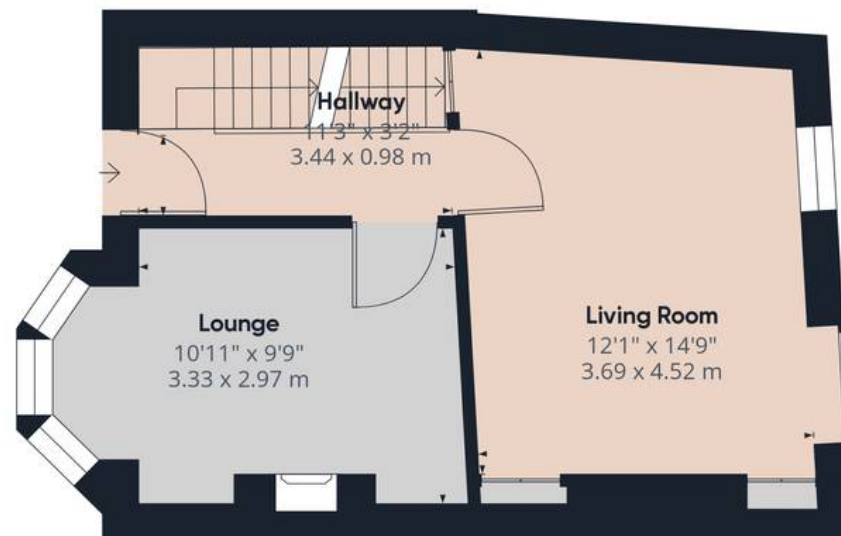
GARDEN

To the front of the property is a local stone wall with pedestrian-gated access, an area of decorative slate chippings, and a seating area. To the rear is a paved patio garden with a raised, planted bed and a bay tree. There is a pedestrian-gated right of access across the neighboring garden.





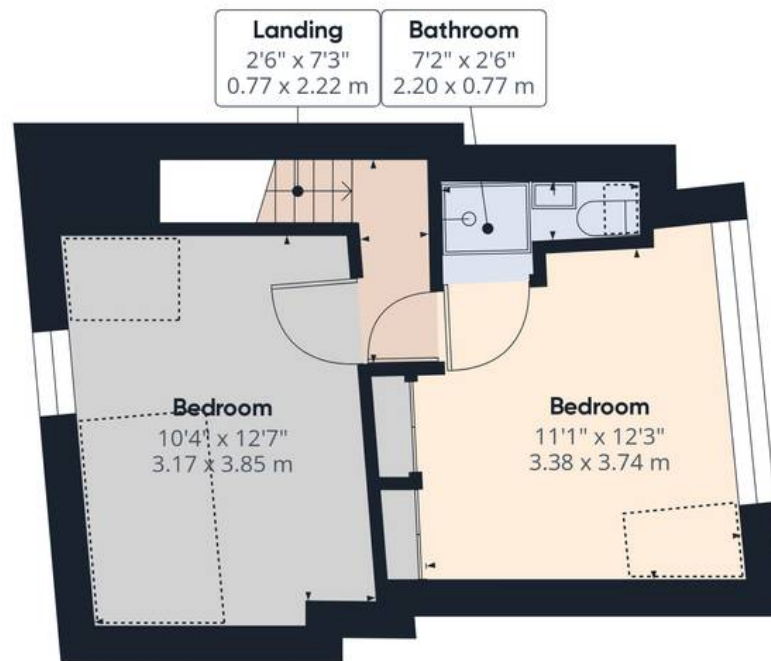
Lower Ground Floor



Ground Floor



Floor 1



Floor 2



Arnold Greenwood Estate Agents

5 Lowther Gardens, Grange-Over-Sands - LA11 7EX

015395 38077

grange@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

