

Stonehurst Netherleigh Drive, Grange-Over-Sands – LA11 7JQ

Grange-Over-Sands

Guide Price £256,000

# Stonehurst Netherleigh Drive

## Grange-Over-Sands

Welcome to this 3-bedroom semi-detached house nestled in a highly coveted location that ticks all the boxes for a perfect family home!

As you step inside, you are greeted by a homely dining kitchen that is the heart of the home and perfect for entertaining, the lounge is a cosy spot for relaxing evenings.

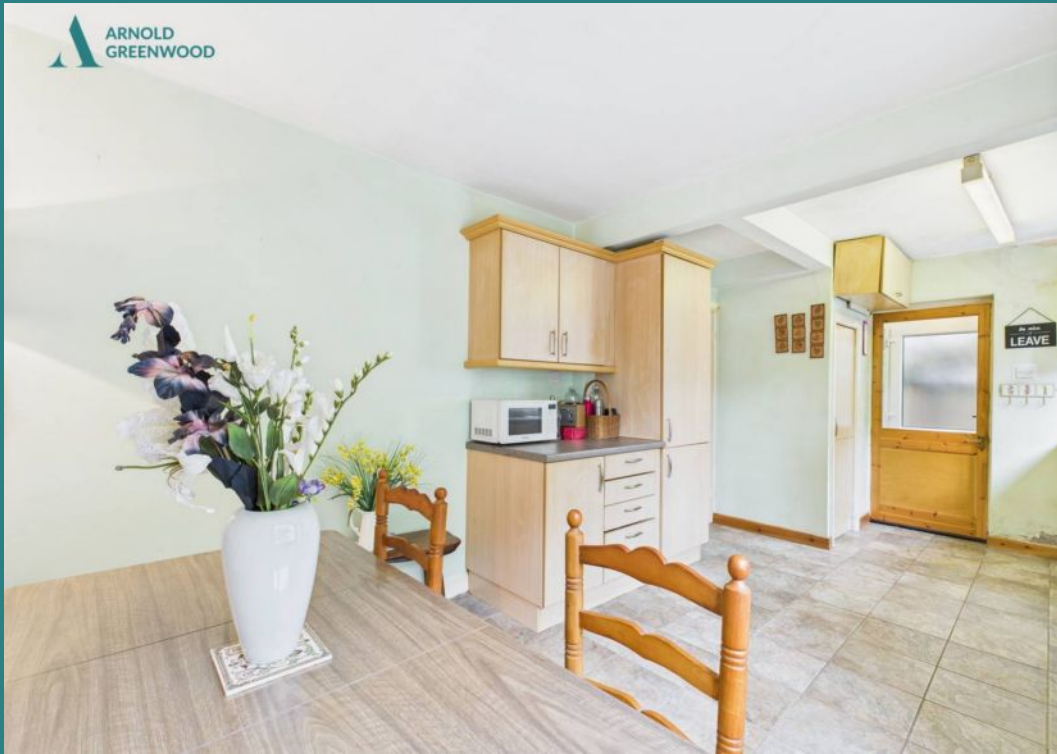
For added convenience, there is a utility room to take care of all your laundry needs, keeping the main living areas clutter-free and organised. With parking available, you won't have to worry about finding a spot for your vehicle when you return home after a busy day.

Upstairs, you will find three bedrooms and a bathroom.

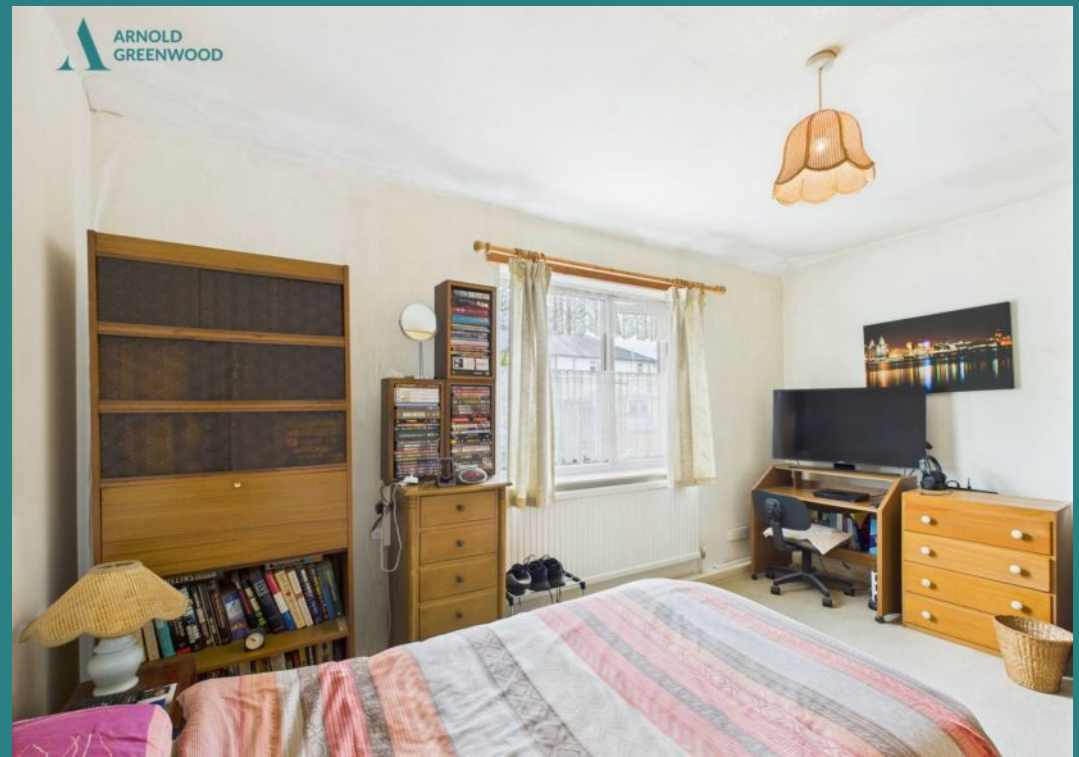
This property is perfectly situated close to a range of amenities, from shops and schools to parks and restaurants. Whether you need to grab groceries, enjoy a leisurely stroll, or dine out with friends, everything you need is just a stone's throw away.

Local occupancy - The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.









## GARDEN

Front elevated garden

## REAR GARDEN

Patio seating areas

## DRIVEWAY

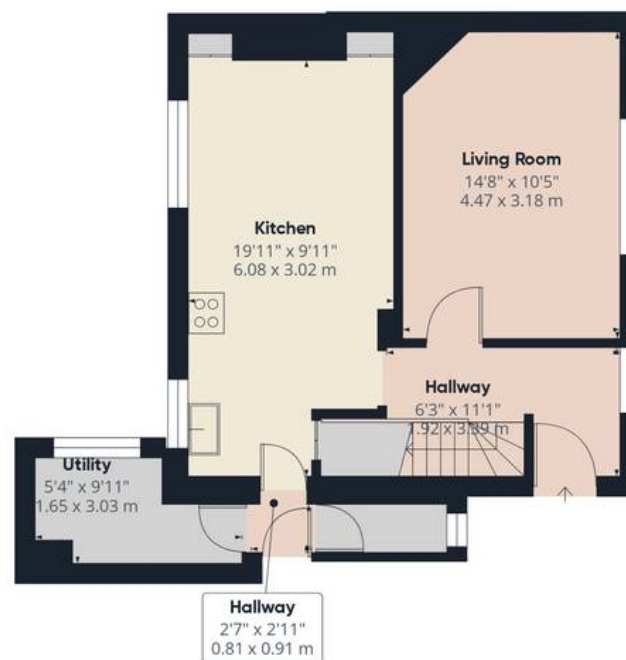
2 Parking Spaces

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Ground Floor

Approximate total area<sup>(1)</sup>

897 ft<sup>2</sup>

83.3 m<sup>2</sup>



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.

GIRAFFE360



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