



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

Guide Price £247,000

Grange-Over-Sands

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## Grange-Over-Sands

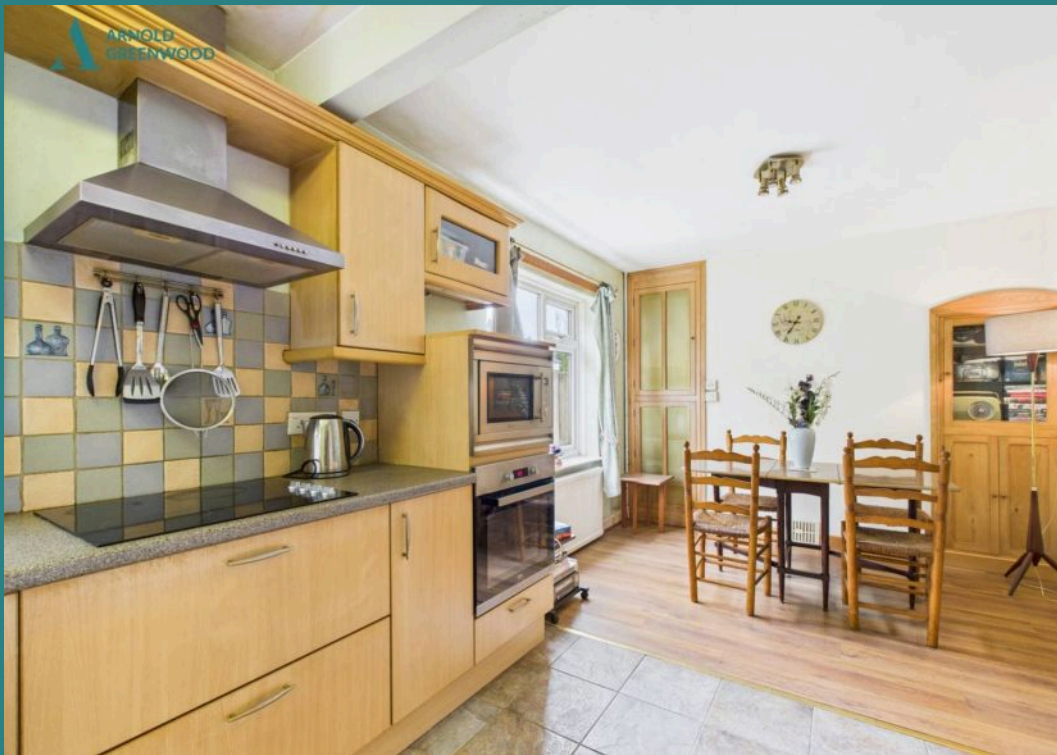
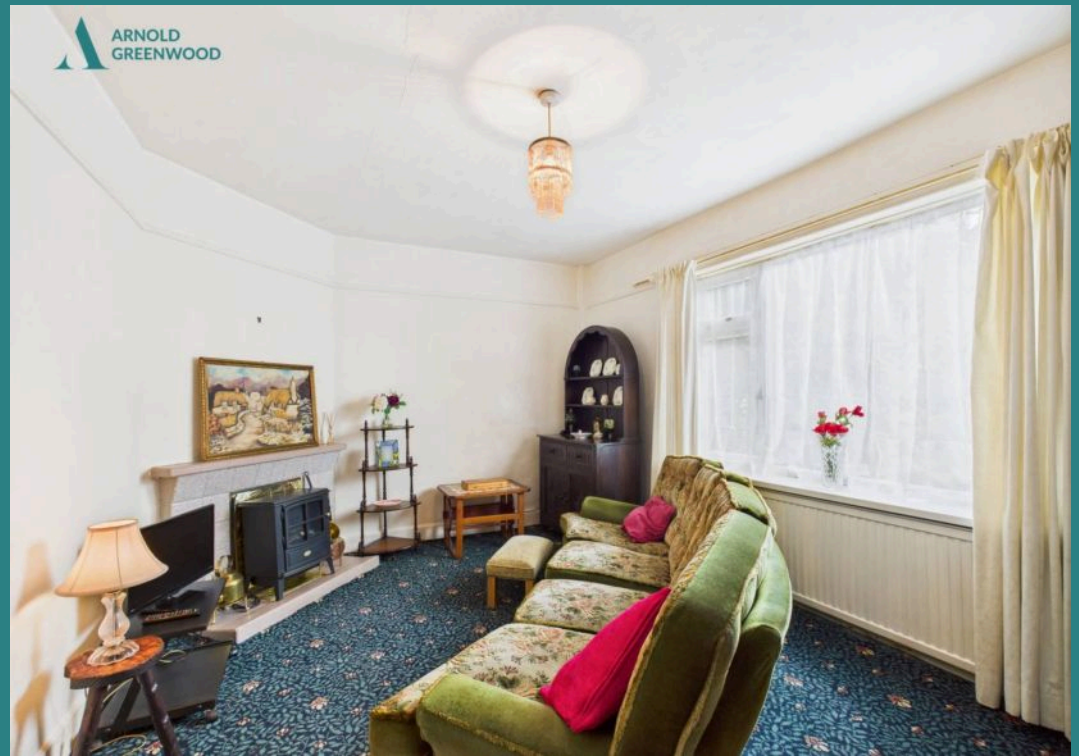
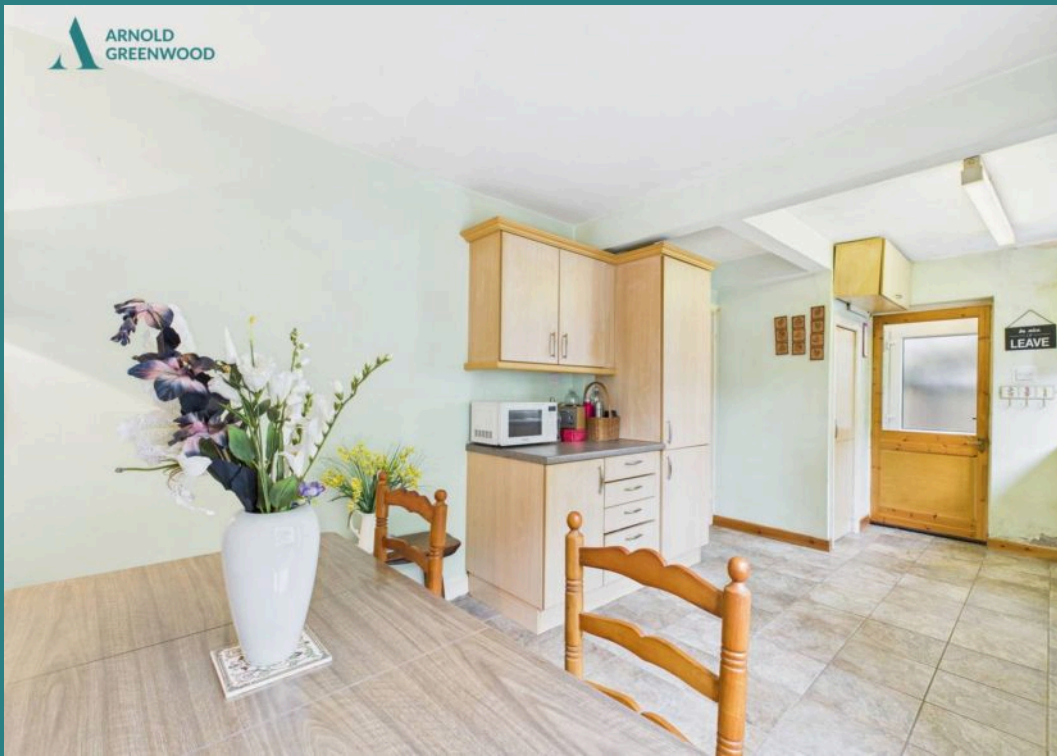
This family home awaits a new owner looking to place their own stamp on a realistically priced home. Having had a new roof completed within October 2020, the property offers the opportunity for those wanting a family home that requires a cosmetic upgrade.

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.

In summary, this 3-bedroom semi-detached house offers a fantastic opportunity to update and create a wonderful family home in a desirable location.

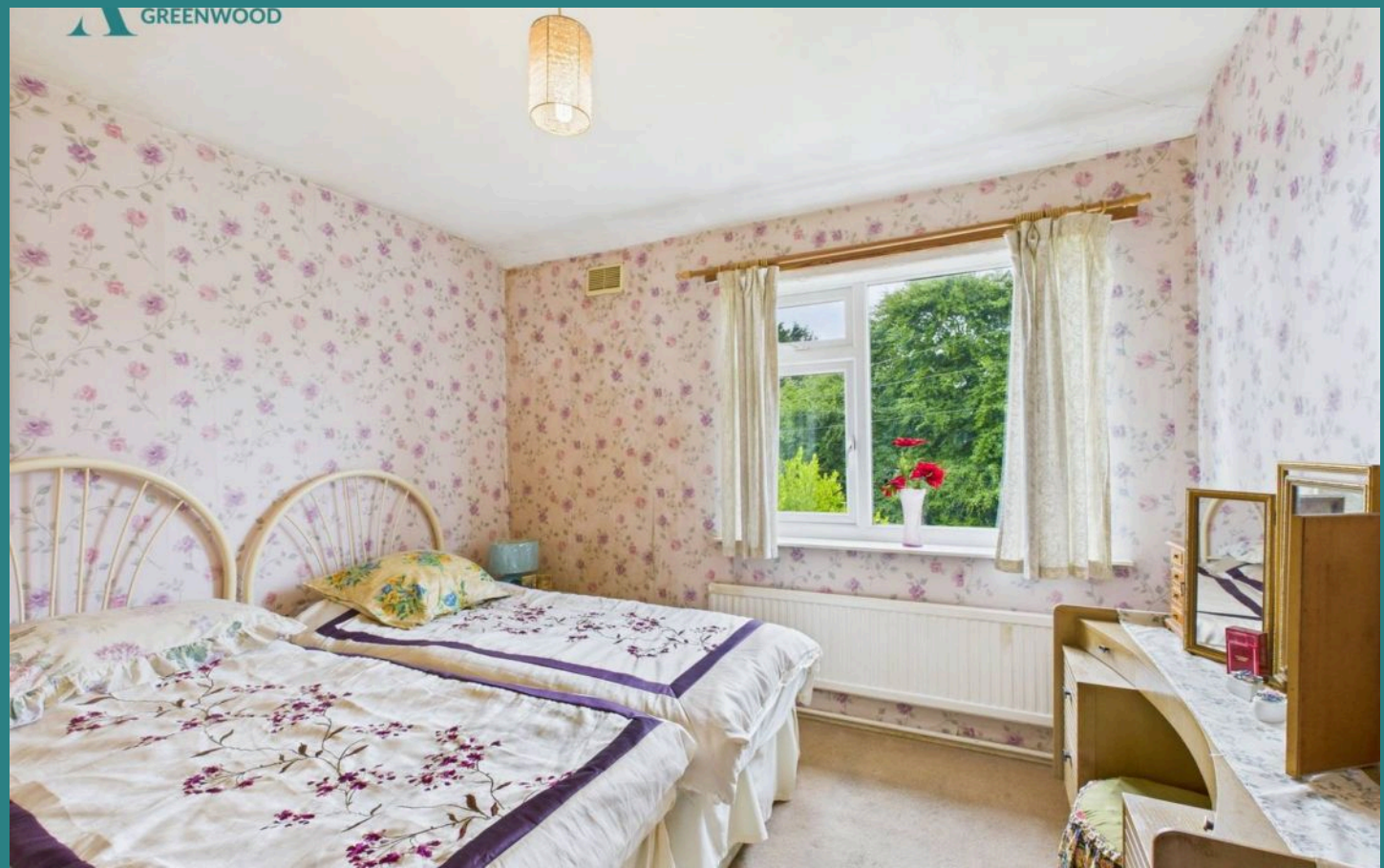
Local occupancy - The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.







This property also benefits from fibre to the premises which provides a high speed internet access.



**GARDEN**

Front elevated garden

**REAR GARDEN**

Patio seating areas

**DRIVEWAY**

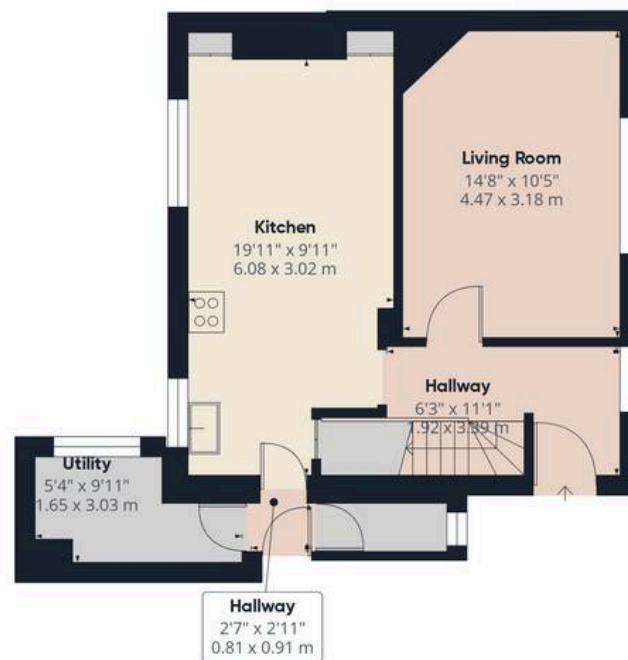
2 Parking Spaces

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>

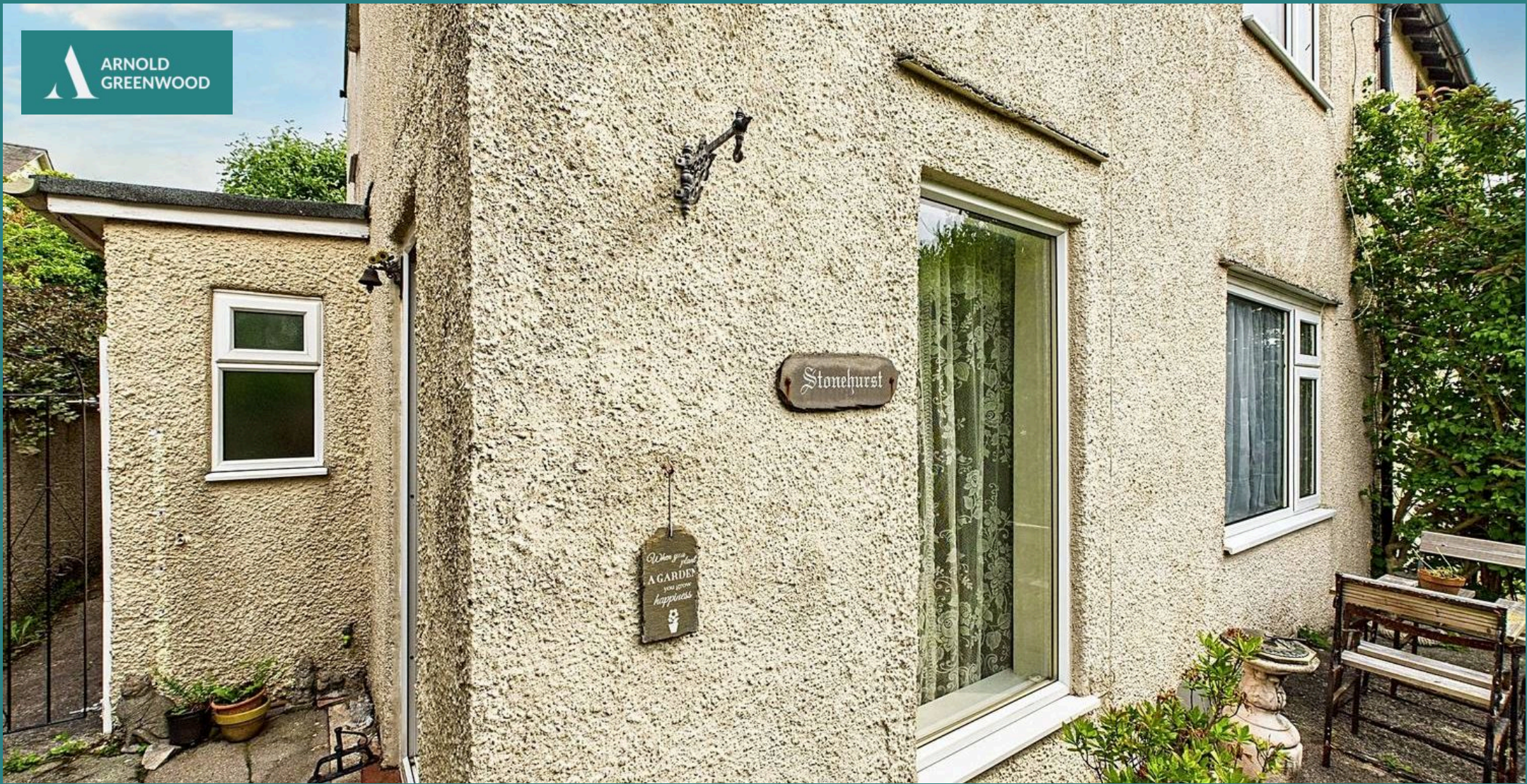


Floor 1

(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.

GIRAFFE 360



## Arnold Greenwood Estate Agents

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