



York House Fernleigh Road, Grange-Over-Sands
£365,000



York House Fernleigh Road

Grange-Over-Sands

This semi detached family home is ideally situated within easy reach of the town's amenities, offering both convenience and comfort for modern living. The property also has great access to the local train station and road links to the M6 Motorway and the rest of the Lake District.

The property features a welcoming sitting room with a charming log burner, perfect for cosy evenings, and a separate dining room on the ground floor. The kitchen provides ample dining space and has easy access to the rear garden. On the first floor, you will find three generous double bedrooms and a family bathroom, while the second floor offers the potential for two further bedrooms and an additional bathroom, making this home adaptable to a range of family needs. While some areas of the property would benefit from renovation, there is fantastic scope to personalise and add value. Additional benefits include driveway parking and well proportioned accommodation throughout.

The outside space is equally appealing, with gardens to both the front and rear. The rear garden is designed for low maintenance and features a raised lawn, ideal for children to play or for relaxing outdoors. A garage is located at the rear of the property (currently best used for storage as there is no vehicle access to it). The front garden boasts a raised lawn with a well established tree at its centre, providing a pleasant outlook and a sense of privacy. Driveway parking is conveniently positioned to the side of the front garden, ensuring off road parking for residents or visitors. This property presents an excellent opportunity for those seeking a family home with flexible living space and attractive outdoor areas, all within a desirable and accessible location.

ENTRANCE HALL

20' 5" x 6' 0" (6.23m x 1.82m)

SITTING ROOM

20' 5" x 11' 6" (6.23m x 3.51m)

DINING ROOM

12' 2" x 8' 0" (3.72m x 2.45m)

KITCHEN

24' 1" x 11' 0" (7.34m x 3.36m)

W.C.

10' 0" x 3' 9" (3.04m x 1.14m)

FIRST FLOOR LANDING

20' 4" x 6' 0" (6.21m x 1.84m)

BEDROOM

12' 3" x 10' 10" (3.73m x 3.29m)

BEDROOM

12' 0" x 10' 0" (3.65m x 3.06m)

BEDROOM

11' 11" x 9' 11" (3.63m x 3.03m)

BATHROOM

11' 1" x 9' 4" (3.39m x 2.85m)

SECOND FLOOR LANDING

12' 6" x 2' 4" (3.80m x 0.72m)

BEDROOM

20' 1" x 14' 10" (6.11m x 4.51m)

BEDROOM

12' 2" x 8' 9" (3.71m x 2.66m)

SNUG

7' 3" x 6' 6" (2.22m x 1.97m)

BATHROOM

7' 7" x 4' 11" (2.30m x 1.49m)





SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND:D

TENURE:FREEHOLD

IDENTIFICATION CHECKS

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GARDEN

Gardens to both the front and rear with a low maintenance garden at the rear with a raised lawn. The garage can be found at the rear but would be better off used as storage as there is no access for vehicles to it. At the front is a raised lawn which has a well established tree in the centre. Driveway parking can be found to the side of the raised lawn.

DRIVEWAY

1 Parking Space

Driveway parking.







THW Estate Agents

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