



Grange-over-Sands

£335,000

Fernbank, Kents Bank Road, Grange-over-Sands,
Cumbria, LA11 7DJ

A rare opportunity to acquire this spacious, south-facing 2 Bedroom Detached Bungalow, built in the late 1960s and set on the level a short distance from the wide range of amenities that Grange-over-Sands has to offer.

The property is now ready for a new owner to put their own stamp on it and create a truly delightful modern home. Features include an Integral Garage, off-road Parking, and attractive Gardens to both the front and rear.

With views of Morecambe Bay this property is ideally positioned close to the doctors' surgery and the beautiful Edwardian promenade, this is a well-located bungalow with plenty of potential and appeal. Offered with no upper chain.

Quick Overview

- Level walk into town
- Doctor's surgery close-by
- 2 Bedroom Detached Bungalow
- Some updating required
- Beautiful Gardens to front and rear
- Ideal for downsizers
- Garage and Parking for 2 cars
- Gas central heating
- Edwardian Promenade close-by
- Ultrafast Broadband



2



1



2



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Ultrafast
Broadband



Garage and
Parking for 2 cars

Property Reference: G3187



Entrance Hall



Lounge



Dining Room



Kitchen

Descriptions A rare opportunity to acquire this spacious, south-facing 2 Bedroom Detached Bungalow, built in the late 1960s and set on the level a short distance from the wide range of amenities that Grange-over-Sands has to offer.

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Steps lead up to the glazed entrance door with wrought iron balustrading and lead in to the Entrance Vestibule with glazed door and side window in to the spacious welcoming Entrance Hall. With access to the majority of rooms and cloaks cupboard with hanging space and shelf over. Loft hatch with pull down ladder, the loft is part boarded with light. The Lounge is spacious, sunny and light with 2 large uPVC double glazed windows providing views towards Morecambe Bay. Original fire surround with Cannon gas fire. Door to Dining Room which has a pleasant rear aspect in to the Garden and doors to Kitchen and Entrance Hall. The Kitchen is the original and currently has wall and base units, double drainer stainless steel sink unit. Gas point, space for fridge, airing cupboard, pantry off and door to Garage.

The 2 Double Bedrooms are both well proportioned. Bedroom 1 has a front aspect with similar views to the Lounge. Bedroom 2 has a pedestal wash hand basin and lovely aspect to the rear Garden. The Bathroom has a 2 piece pink suite comprising bath with shower attachment and pedestal wash basin, next door is the separate WC.

The Integral Garage has an up and over door, side window, personnel side door and access to large undercroft beneath the property (limited head height). To the rear of the Garage is the Boiler/Utility Room with wall mounted Worcester gas central heating combi boiler, ceiling ainer and plumbing for washing machine. Parking for 2 cars to the front of the Garage.

The Gardens to the front and rear are delightful. The front flower bed is enclosed by limestone edging and is stocked with a variety of flowering plants and shrubs. The rear Garden is slightly sloping with crazy paved pathways and central Patio Area to enjoy the sun and outdoor dining. The garden has a lovely cherry tree and several other mature trees, together with a variety of plants and shrubs providing a profusion of colour throughout the year. There is also gated pedestrian access to Kents Bank Road.



Lounge



Kitchen



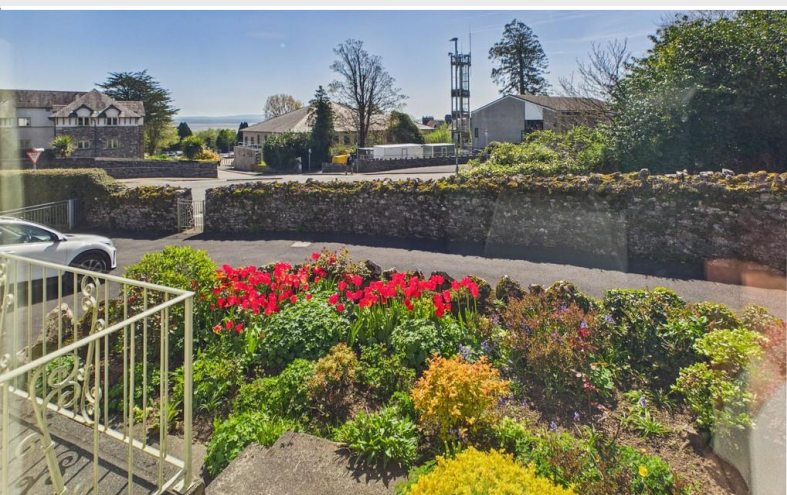
Bedroom 1



Bedroom 2



Bathroom



Front Garden

Location The property is situated in a level position ¼ of a mile from the centre of this popular Edwardian seaside resort. A short easy stroll from the town centre, with its many amenities such as Railway Station, Library, Post Office, Cafes, Shops and Tea Rooms. The picturesque Edwardian mile long Promenade, Ornamental Gardens and Bandstand frequented by locals and visitors alike is close-by. The Nutwood Medical Practice and pharmacy is also a 2 minute walk away. There is a bus stop close to the front of the property for access to Kendal and Cartmel and onward travel to the Lake District. The train station is 1 mile away for access to Carlisle, Lancaster and onwards.

To reach the property from the Grange office proceed up Main Street keeping left at the mini-roundabout onto the Esplanade. A short way along on the left you will see the Bandstand and Gardens on Park Road. Go through the pedestrian lights and take the next right turn on to Fernhill Road. Take the first entrance on the right and bear right to drop round to the front of the property.

What3words:

<https://what3words.com/landowner.testertolerates>

Accommodation (with approximate measurements)

Entrance Vestibule

Entrance Hall

Lounge 19' 4" x 12' 0" (5.91m x 3.68m)

Dining Room 11' 3" x 8' 5" (3.45m x 2.58m)

Kitchen 11' 3" x 7' 11" (3.45m x 2.42m)

Pantry

Bedroom 1 12' 7" x 12' 1" (3.86m x 3.69m)

Bedroom 2 11' 10" x 11' 4" (3.63m x 3.46m)

Bathroom 5' 11" x 5' 10" (1.81m x 1.80m)

Separate WC 5' 10" x 2' 9" (1.79m x 0.86m)

Integral Garage 20' 2" x 8' 5" (6.15m x 2.57m)

Boiler/Utility Room 5' 8" x 3' 5" (1.73m x 1.05m)

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure: Freehold Vacant possession upon completion.

Council Tax: Band D. Westmorland and Furness Council.

Note: Access must be given at all times to Crendon the adjacent property. Crendon has a right of access down the driveway and Underwood has a right of access over the main entrance.

Material Information: Possible asbestos ceiling to Garage and Boiler/Utility Room.



Bedroom 1



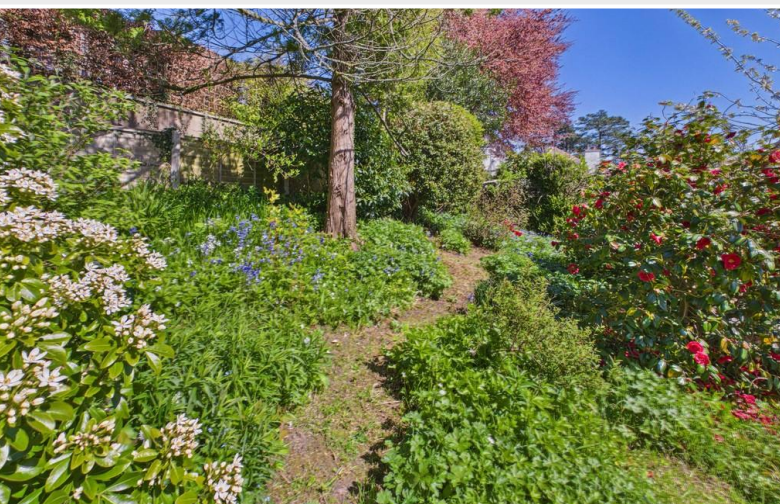
Bedroom 2



Rear Aspect



Rear Garden



Rear Garden

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.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £ – £ per calendar month. For further information and our terms and conditions please contact the Office.

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).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Approximate total area⁽¹⁾
 100.3 m²
 1079 ft²

Balconies and terraces
 4.7 m²
 51 ft²

(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



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 29/04/2026.