



ARNOLD  
GREENWOOD

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

Guide Price £247,000

Grange-Over-Sands

# Stonehurst Netherleigh Drive

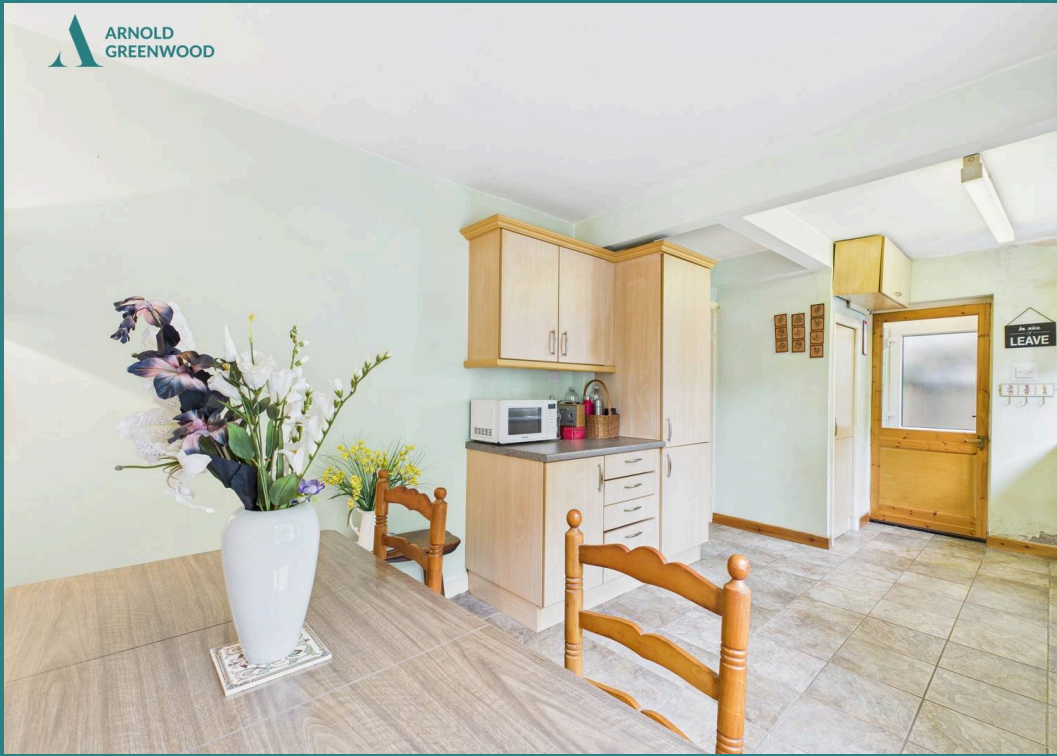
## Grange-Over-Sands

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.

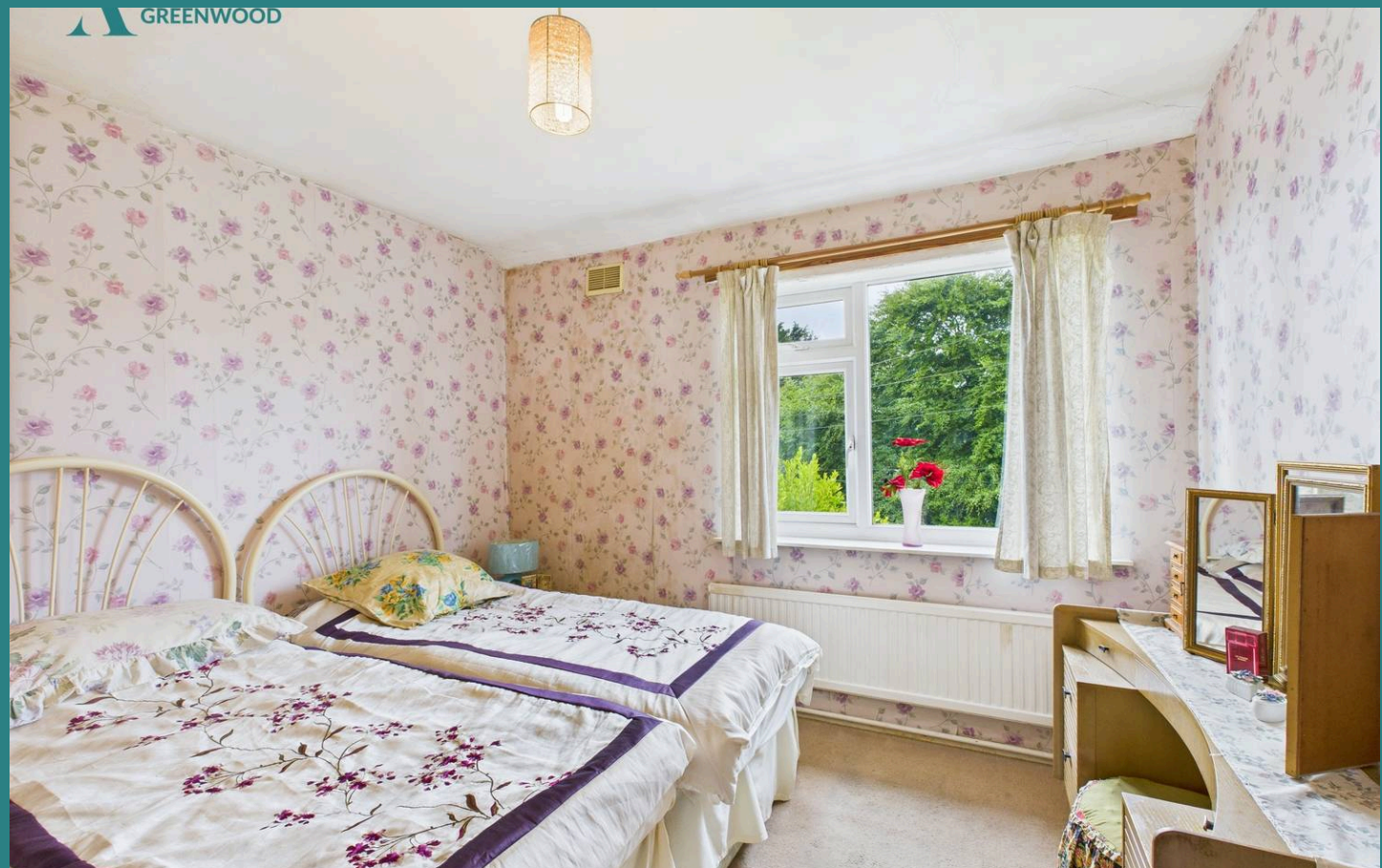
In summary, this 3-bedroom semi-detached house offers a fantastic opportunity to update and create a wonderful family home in a desirable location. Please note a local occupancy clause applies to this property, subject to current conditions, the council has agreed to ease the current Cumbria based local occupancy clause.







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

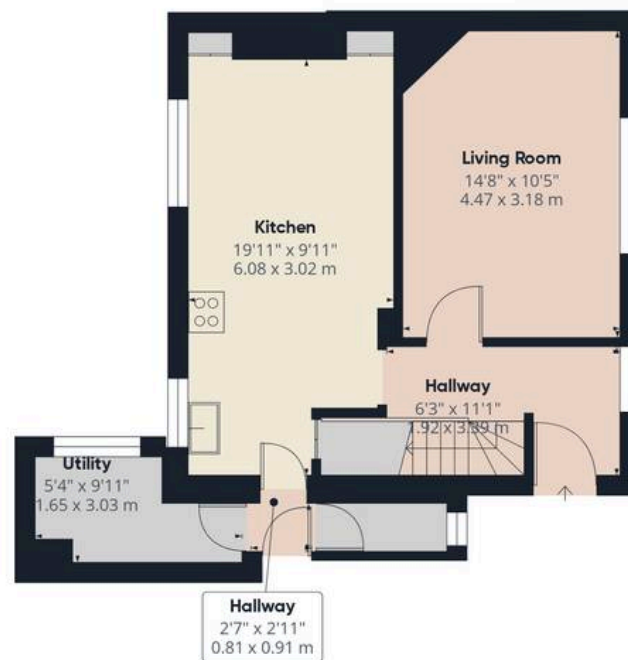
2 Parking Spaces

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>

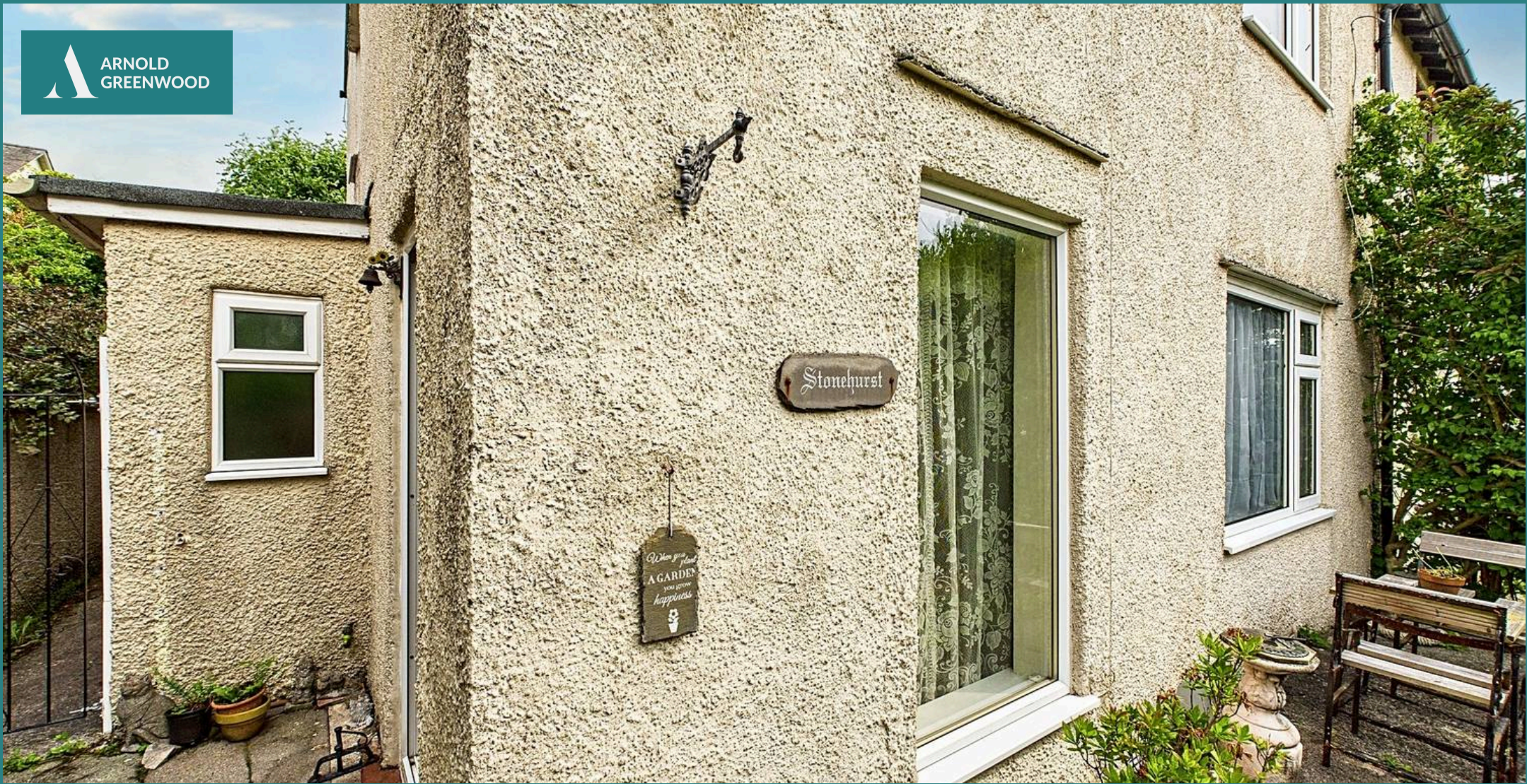


Floor 1

(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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