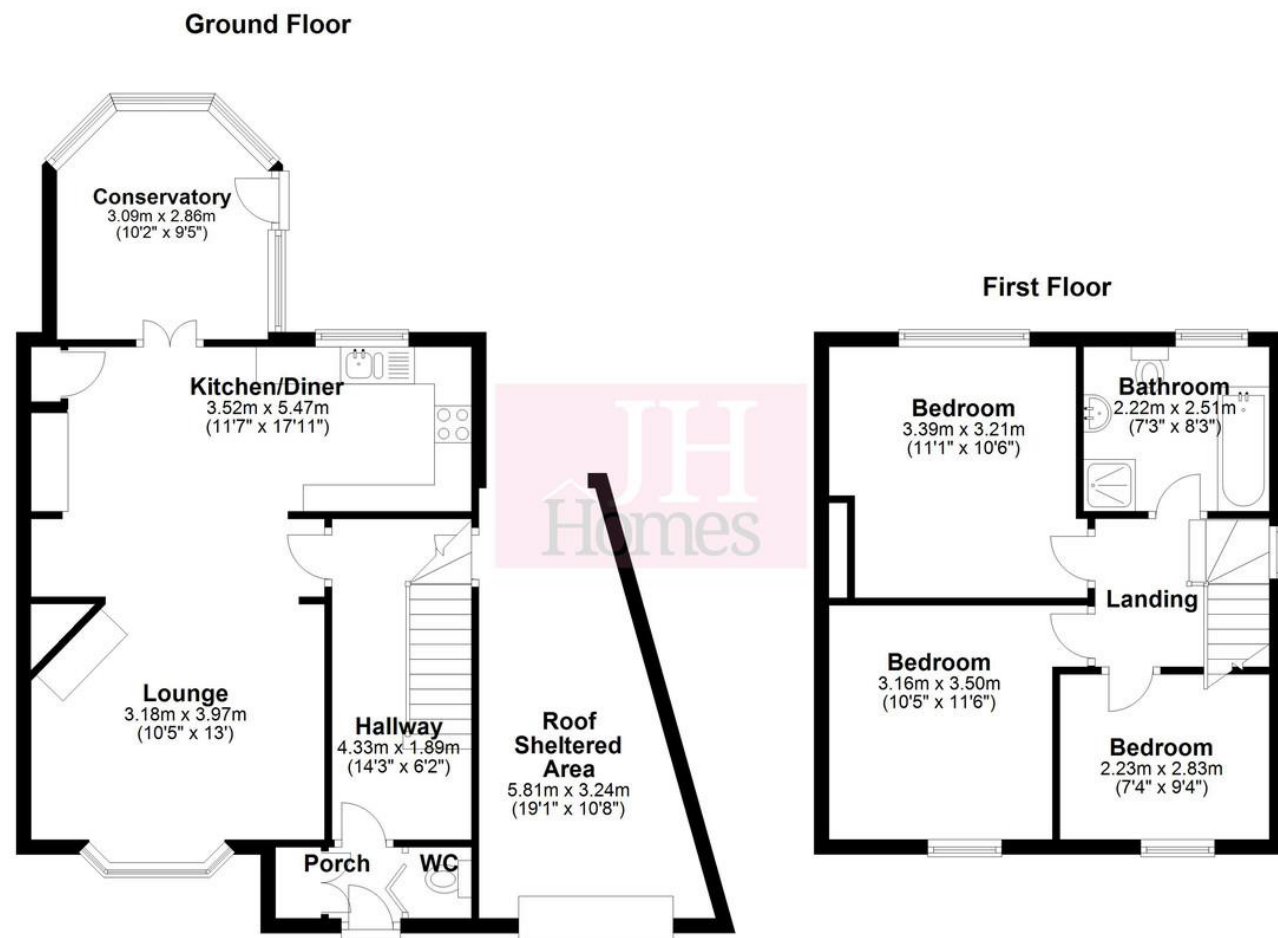




DIRECTIONS

From the Main Street proceed up the hill to the mini roundabout, turn right and at the crossroads proceed straight ahead into Grange Fell Road with the library on the right. Continue up Grange Fell Road and towards the top just before the road starts to narrow turn left onto The Crescent where Fell Crest is immediately on your left.

GENERAL INFORMATION

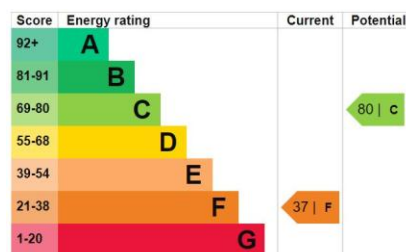
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: South Lakeland district Council

SERVICES: Mains drainage, water, gas and electricity are all connected.

PLEASE NOTE: We have been made aware that building is to commence on land at the rear of the garden. There is also a local occupancy restriction on the property which means any interested party is required to have lived and worked in Cumbria for the last 3 years.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

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GARAGE &
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Fell Crest, The Crescent,
Grange-over-Sands, LA11 6AW

For more information call **01229 314049**

2 New Market Street
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Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent opportunity to purchase a family-sized semi-detached home situated in this excellent position to the edge of Grange-over-Sands. Having been owned for many years by the same family and now reluctantly offered for sale, whilst in need of some general modernisation and improvement it offers an excellent opportunity in lovely position. Comprising of entrance porch, ground floor WC, utility cupboard, hall, lounge, with open view, dining kitchen, conservatory and three bedrooms and bathroom to first floor. Gas central heating system, majority uPVC double glazing, driveway and small garage with remote door. Enclosed rear garden with patio areas, storage shed and greenhouse. Grange offers comprehensive amenities with the primary school also being within walking distance. In all an excellent property offering super potential to personalise to the new buyer's requirements. Early viewing is both invited and recommended to appreciate a comfortable home.



Accessed through a feature PVC double glazed door with patterned glass upper pane opening into:

PORCH
Tiled flooring, set of louvered doors provide access to utility cupboard that has plumbing for washing machine and shelf suitable for freezer etc with the storage locker above. Bifold door to WC with electric heater and extractor fan. Further pine half-glazed door from here leads into:

ENTRANCE HALL
Radiator, feature pine staircase leading to the first floor, under stairs storage cupboard and uPVC door opening to the side and garage. Pine half glazed door opens to the dining room with direct access to the lounge.

LOUNGE
10' 5" x 13' 0" (3.18m x 3.96m)
Corner positioned fireplace with wooden fire surround, tiled inset and hearth with living coal flame effect fire. Ceiling light point, two wall light points, radiator, TV point and wiring for sky. UPVC double glazed bay windows to the front and offering a lovely aspect beyond the front garden area to the fields beyond. Feature pine beam and open access to the adjacent dining kitchen.

KITCHEN/DINER
11' 7" x 17' 11" (3.53m x 5.46m) widest points
Open plan ground floor space

Kitchen Area
Fitted with a range of base, wall and drawer units with wood grain effect work surface incorporating one and a half bowl stainless steel sink with drainer and mixer tap. Gas hob, low-level oven, a stainless-steel bowl and a half sink unit with mixer tap positioned in front of the uPVC double glazed window that looks to the rear garden. Further appliances include a built-in fridge and dishwasher. There is open access to:

Dining Area
Radiator, alcove cupboard housing the hot water storage tank and wall mounted gas fire with back boiler for the central heating system. Set of pine half glazed doors open from here to the conservatory.

CONSERVATORY
10' 2" x 9' 5" (3.1m x 2.87m)
Polycarbonate pitched roof with fitted light and fan combination, uPVC double glazed windows and door opening to patio. Radiator, power sockets and offers an outlook over the garden and neighbouring properties towards the bay in the distance.

FIRST FLOOR LANDING
UPVC double glazed window and pine doors to the bedrooms and bathroom.

BEDROOM
11' 1" x 10' 6" (3.39m x 3.21m)
UPVC double glazed window to the rear that offers a pleasant aspect over neighbouring properties towards the bay in the distance. Double room with radiator, electric light and power.



BEDROOM
10' 5" x 11' 6" (3.18m x 3.51m)
UPVC double glazed tilt and turn window to the front elevation that offers a lovely aspect to the countryside beyond Grange Fell Road. Further double room with radiator, power and light and a ccess point to loft.

BEDROOM
7' 4" x 9' 4" (2.24m x 2.84m)
Good single room with uPVC double glazed tilt and turn window to the front again, offering an aspect to the countryside. Radiator, built-in single bed base over the stair bulkhead area, built-in wardrobe and dresser drawer unit.

BATHROOM
7' 8" x 7' 2" (2.35m x 2.19m)
Spacious bathroom fitted with a grey, three-piece suite comprising of WC, wash hand basin inset to unit with mirror above and electric shaver light point, shower cubide with Triton electric shower and bath. Radiator, tiling to approximately half the walls, wood framed double glazed window to the rear elevation and extractor fan to the ceiling.

EXTERIOR
Driveway offering parking in front of the garage. The front garden is a good size and pleasant, with lower flagged patio seating area, stone retaining wall beyond to a grassed garden area with borders and the former water feature.

The rear garden is a further pleasant feature with a slate crazy paved patio, stepped access to a lower patio of the same style with gravelled sides, beyond this, two steps lead to a lower garden area with garden shed and greenhouse. Offerin pleasant aspects towards the bay in the distance.

GARAGE
19' 1" x 10' 8" (5.82m x 3.25m)
Remote-controlled roller door, open to the rear with electric light and power.

