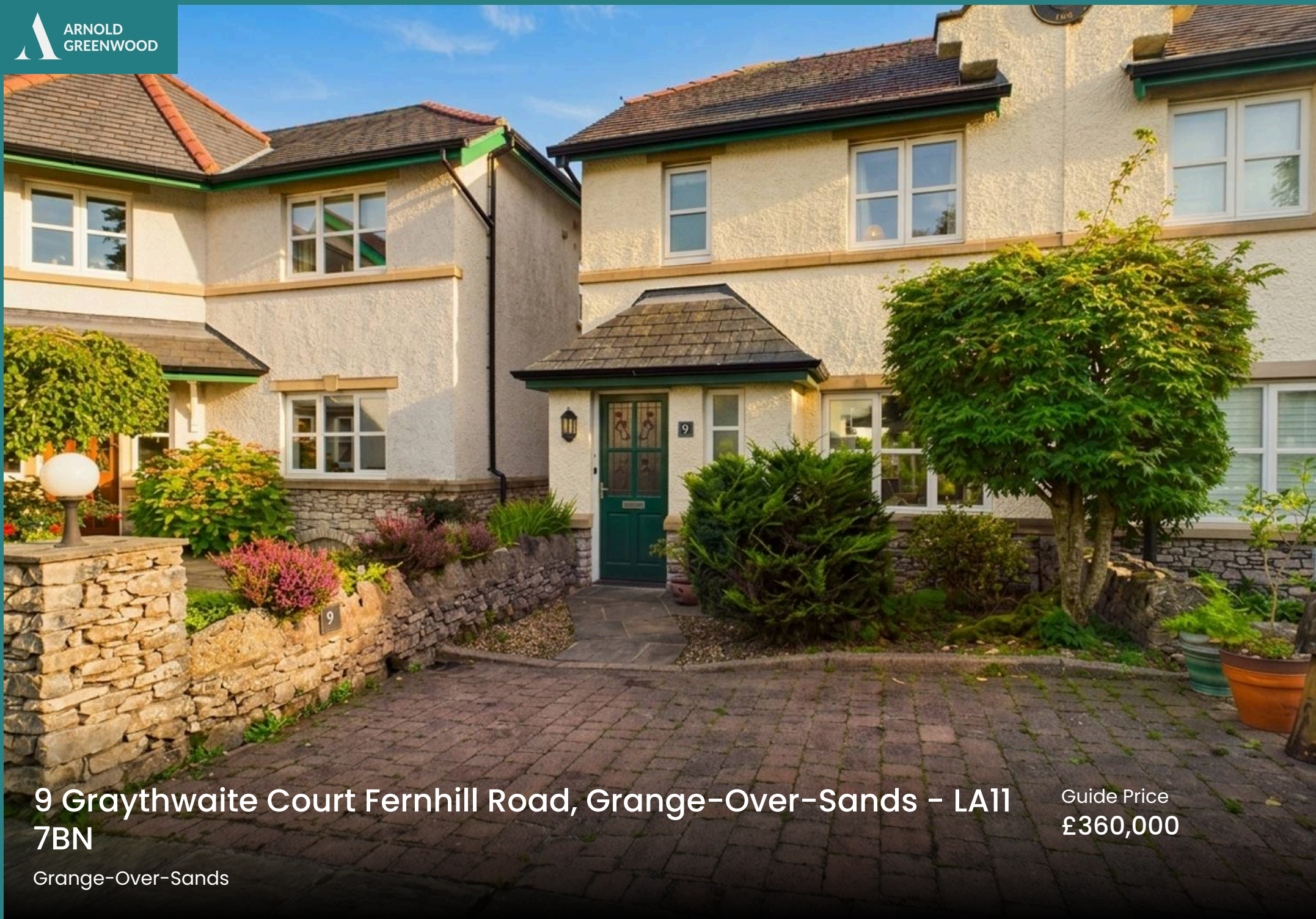




9 Graythwaite Court Fernhill Road, Grange-Over-Sands – LA11
7BN

Grange-Over-Sands

Guide Price
£360,000

9 Graythwaite Court Fernhill Road

Grange-Over-Sands

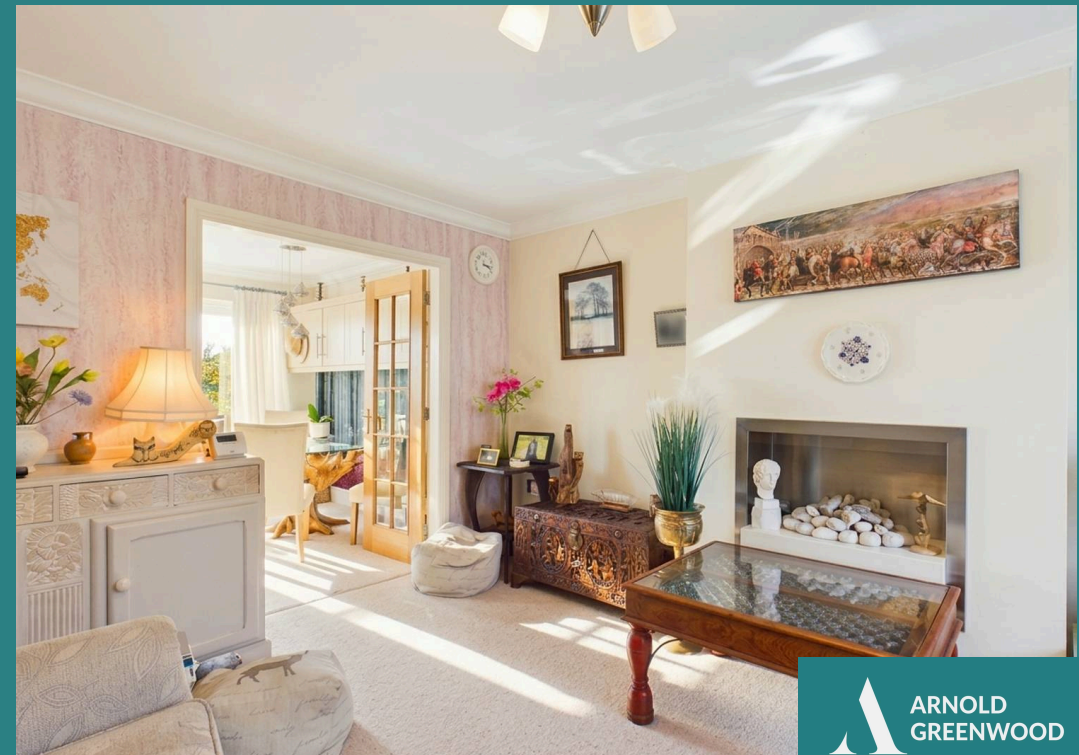
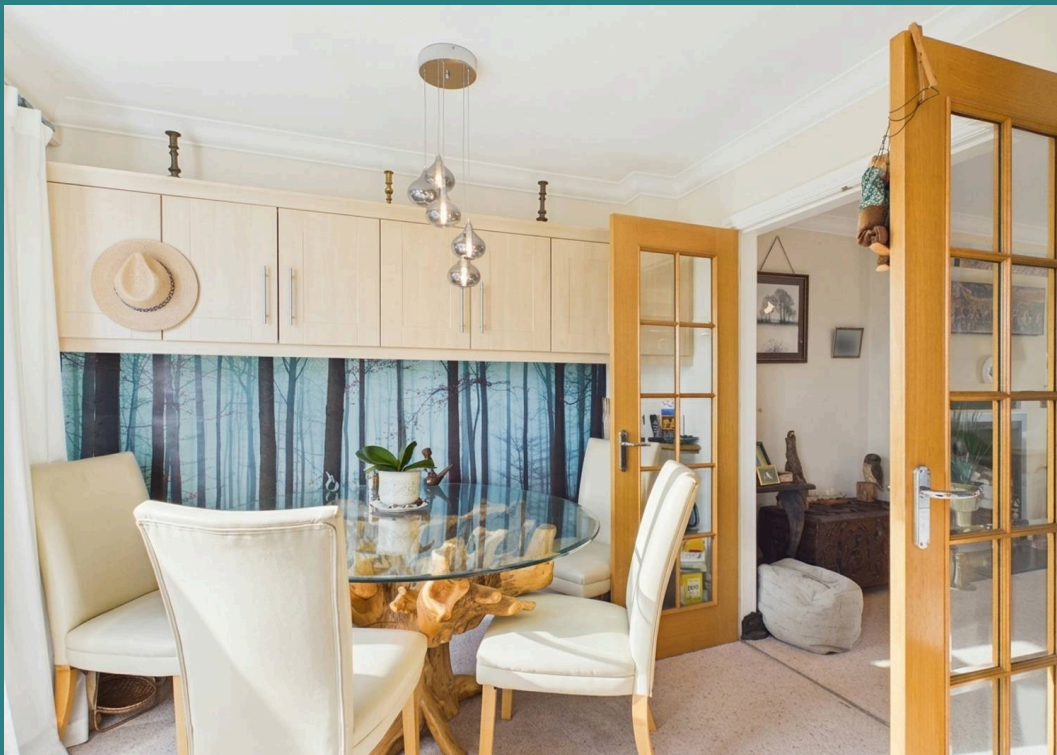
Presenting a superb opportunity to acquire a two-bedroom end of terrace property situated within the highly regarded Graythwaite Court, this home enjoys an enviable position overlooking the picturesque expanse of Morecambe Bay. The property is set within a vibrant and welcoming community, thoughtfully designed around a central bowling green, with a charming pavilion that serves as a hub for meetings, social events and community gatherings. Upon entering, you are greeted by a bright and airy entrance hall that leads into the contemporary open plan kitchen and dining area. The kitchen features a contemporary design with sleek cabinetry, integrated appliances and ample preparation space, making it ideal for both everyday living and entertaining. Large doors seamlessly connect the kitchen-diner to the spacious living room, creating a sociable flow and allowing natural light to flood the interiors through expansive windows, which also frame captivating views across the bay. The home offers two generously sized bedrooms, with the principal suite benefiting from an elegant en-suite bathroom for added privacy and convenience. A stylish family bathroom serves the second bedroom, and a well-placed downstairs WC adds further practicality for guests and residents alike. The property has been thoughtfully designed to maximise comfort, with high-quality finishes and a neutral palette that enhances the sense of space and light.

- Two-Bedroom End of Terrace Property Overlooking Morecambe Bay
- A welcoming community at Graythwaite Court,



Residents enjoy the convenience of off-road parking, ensuring secure and easy access at all times. The rear of the property features a paved seating area, perfect for relaxing or entertaining in a private setting. This exceptional home is ideal for those seeking a peaceful lifestyle within a friendly community, with the added advantage of breathtaking sea views and a modern, low-maintenance interior. With its blend of contemporary living, community spirit and stunning vistas, this property at Graythwaite Court represents a rare opportunity not to be missed. Early viewing is highly recommended to fully appreciate the quality, position and lifestyle this unique home has to offer.





Living Room

15' 1" x 11' 0" (4.59m x 3.36m)

Kitchen

15' 8" x 9' 7" (4.78m x 2.91m)

Hallway

9' 1" x 3' 8" (2.78m x 1.11m)

Landing

11' 7" x 6' 2" (3.52m x 1.89m)

Bedroom one

13' 7" x 9' 9" (4.14m x 2.97m)

En-suite

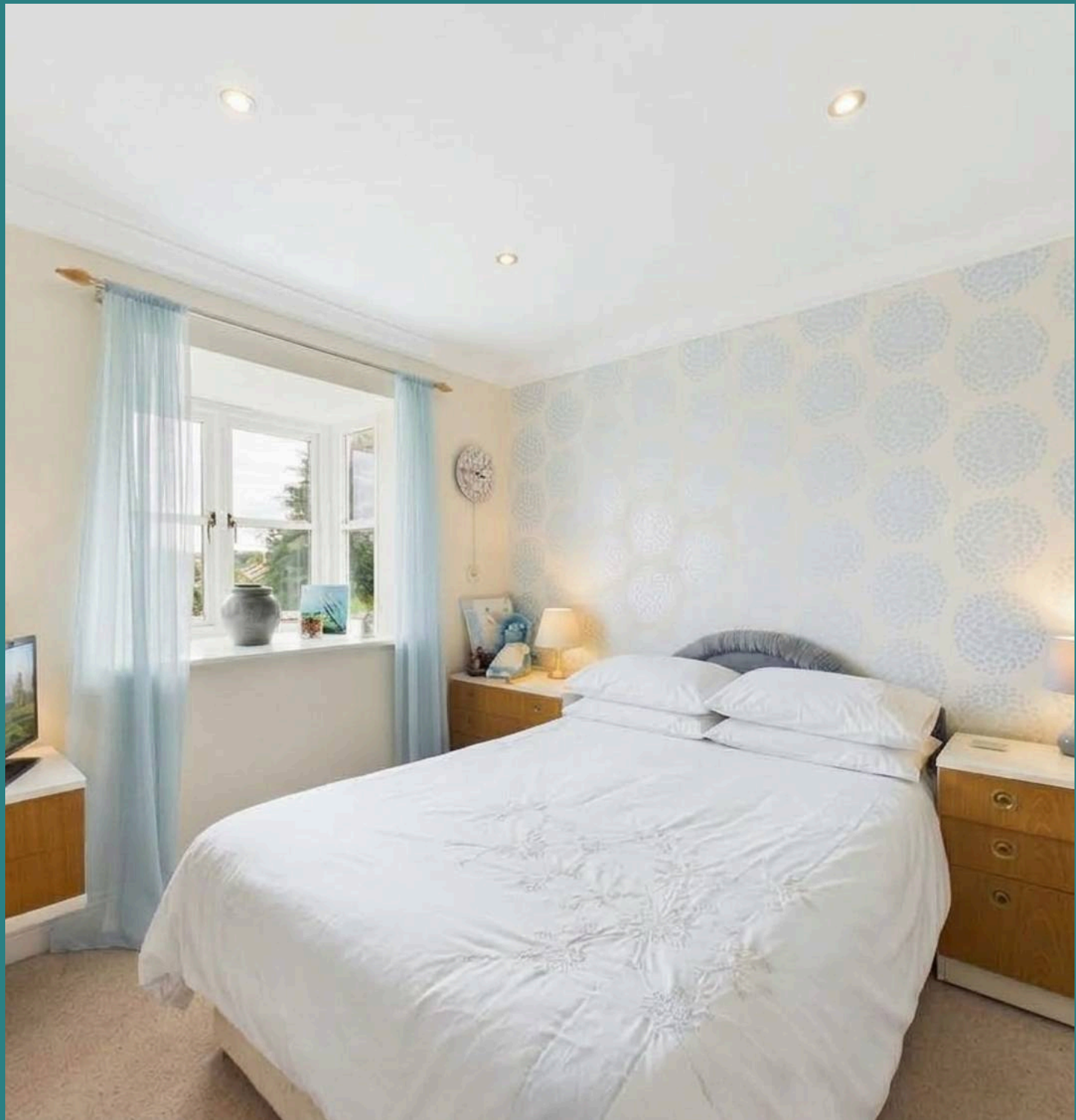
7' 1" x 3' 0" (2.16m x 0.91m)

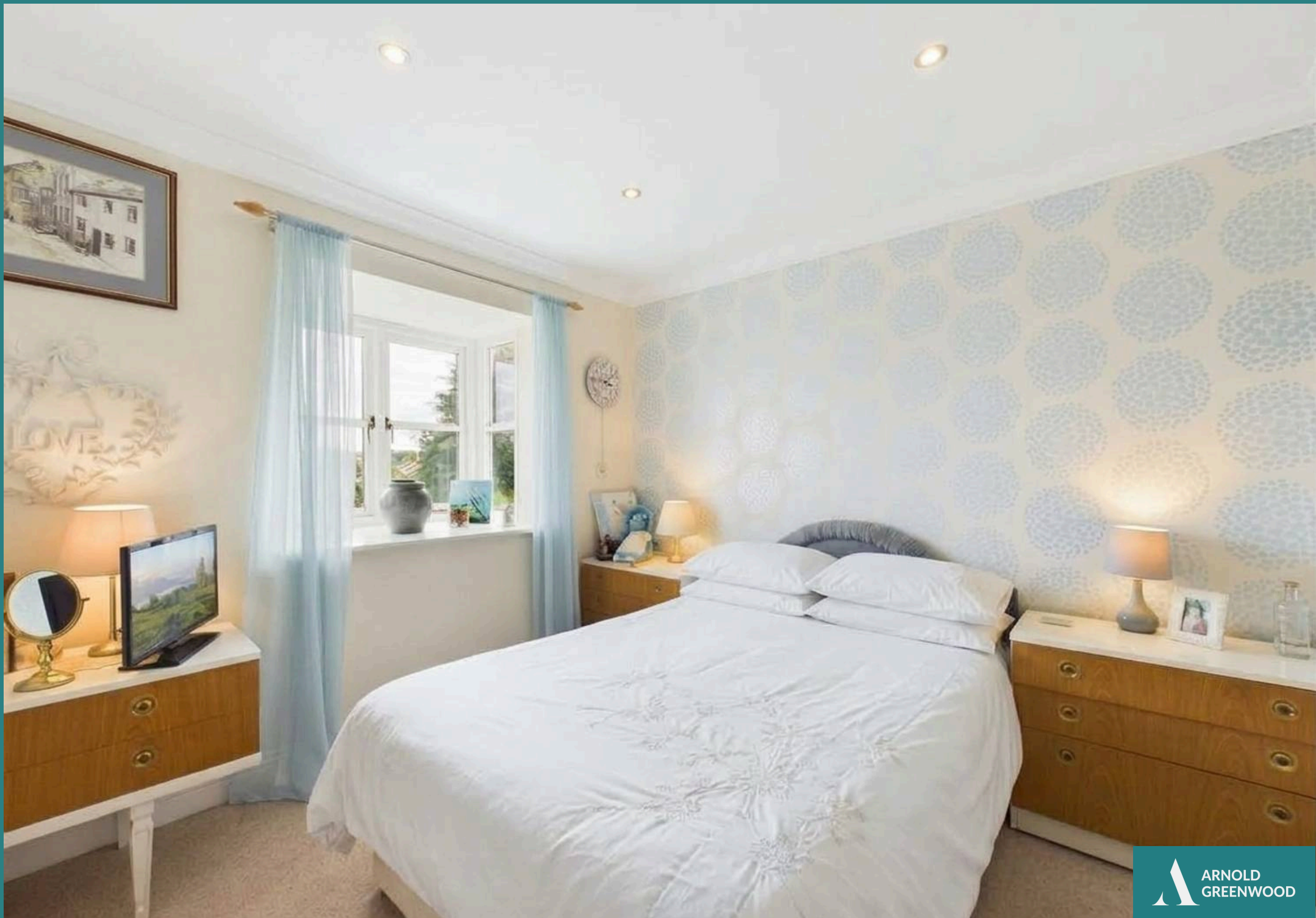
Bedroom two

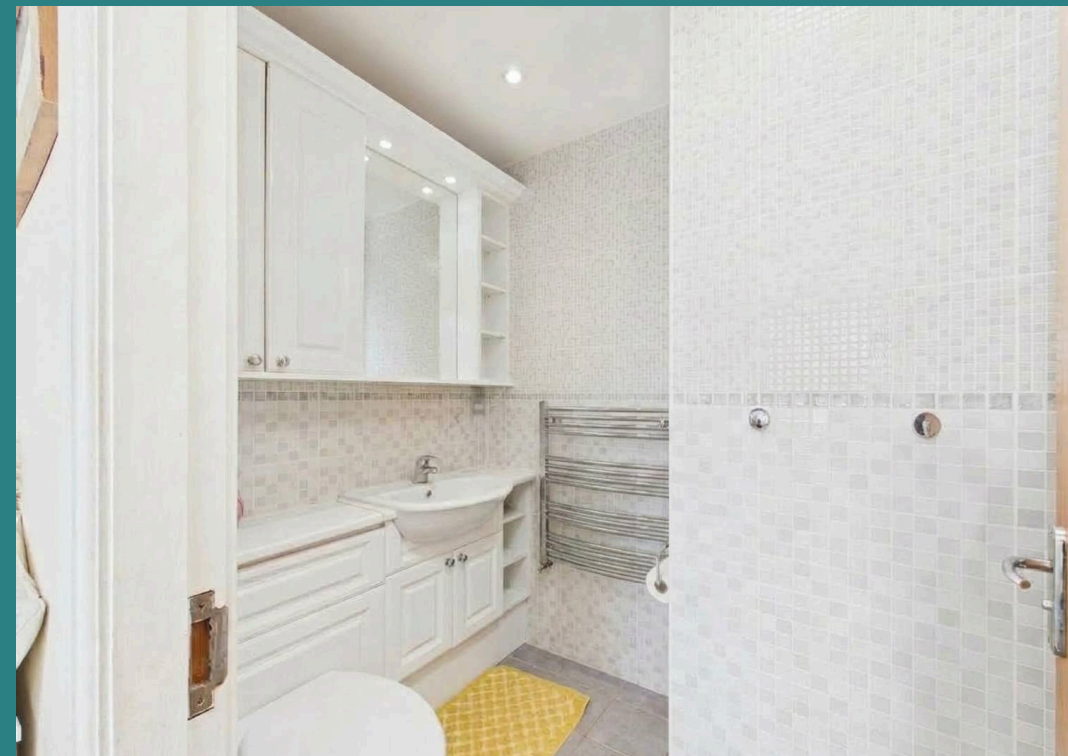
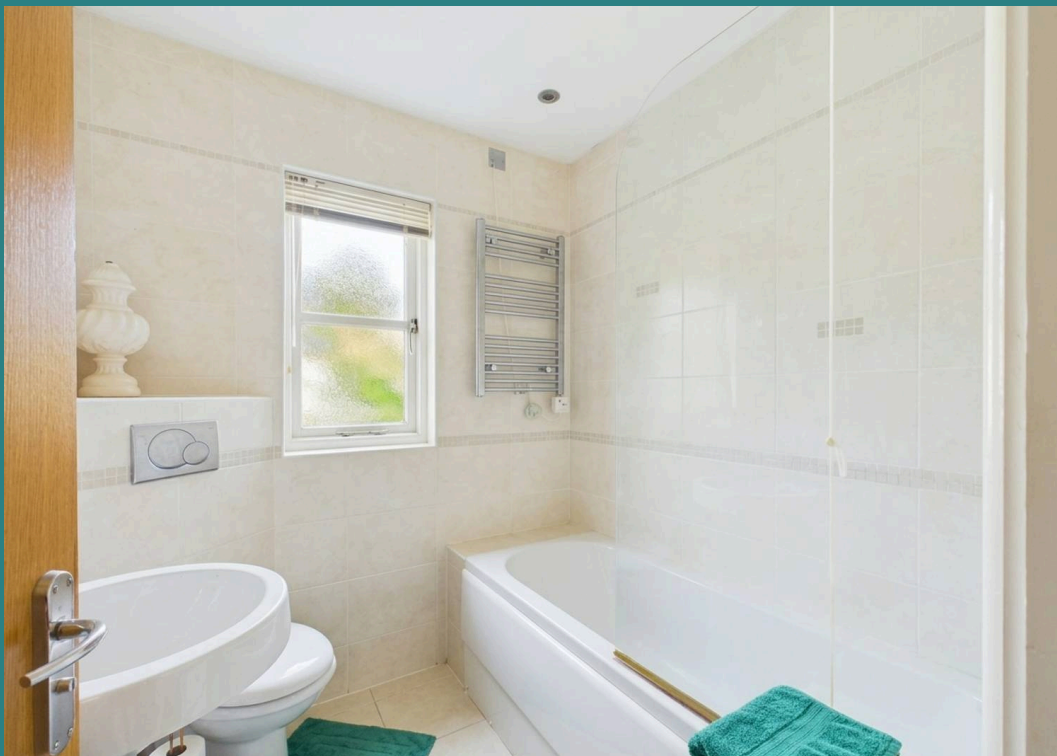
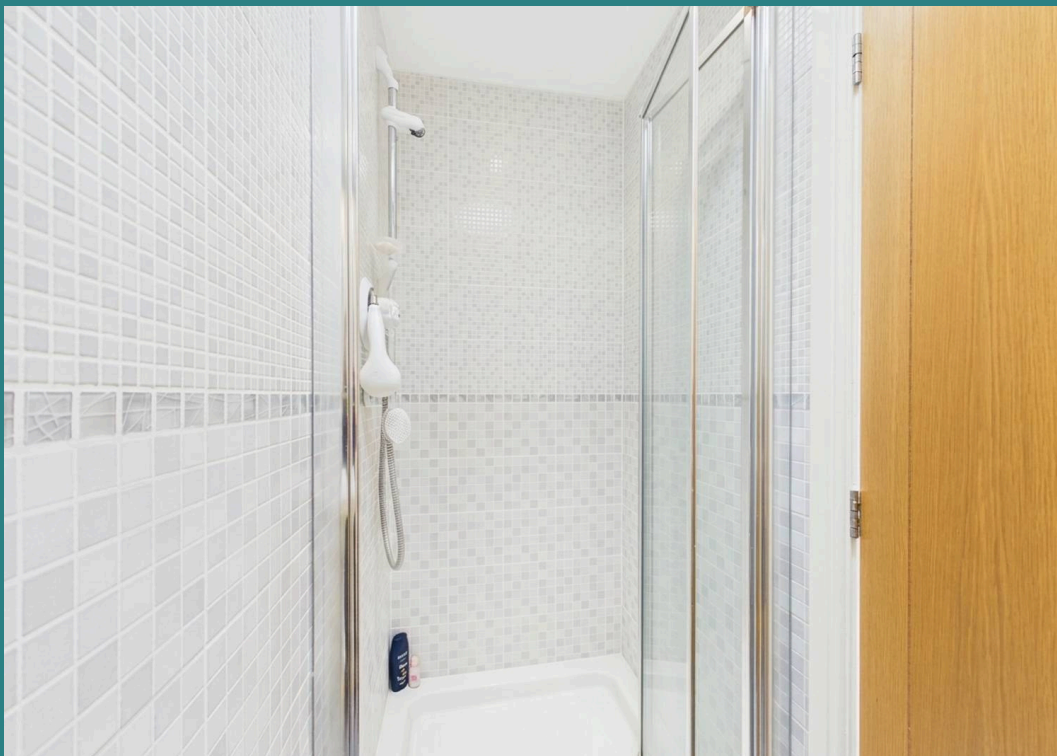
9' 9" x 9' 0" (2.97m x 2.75m)

Bathroom

6' 4" x 6' 3" (1.92m x 1.90m)







COMMUNAL GARDEN

GARDEN

Patio seating area to the rear of the property overlooking Morcombe bay.

Allocated parking

1 Parking Space

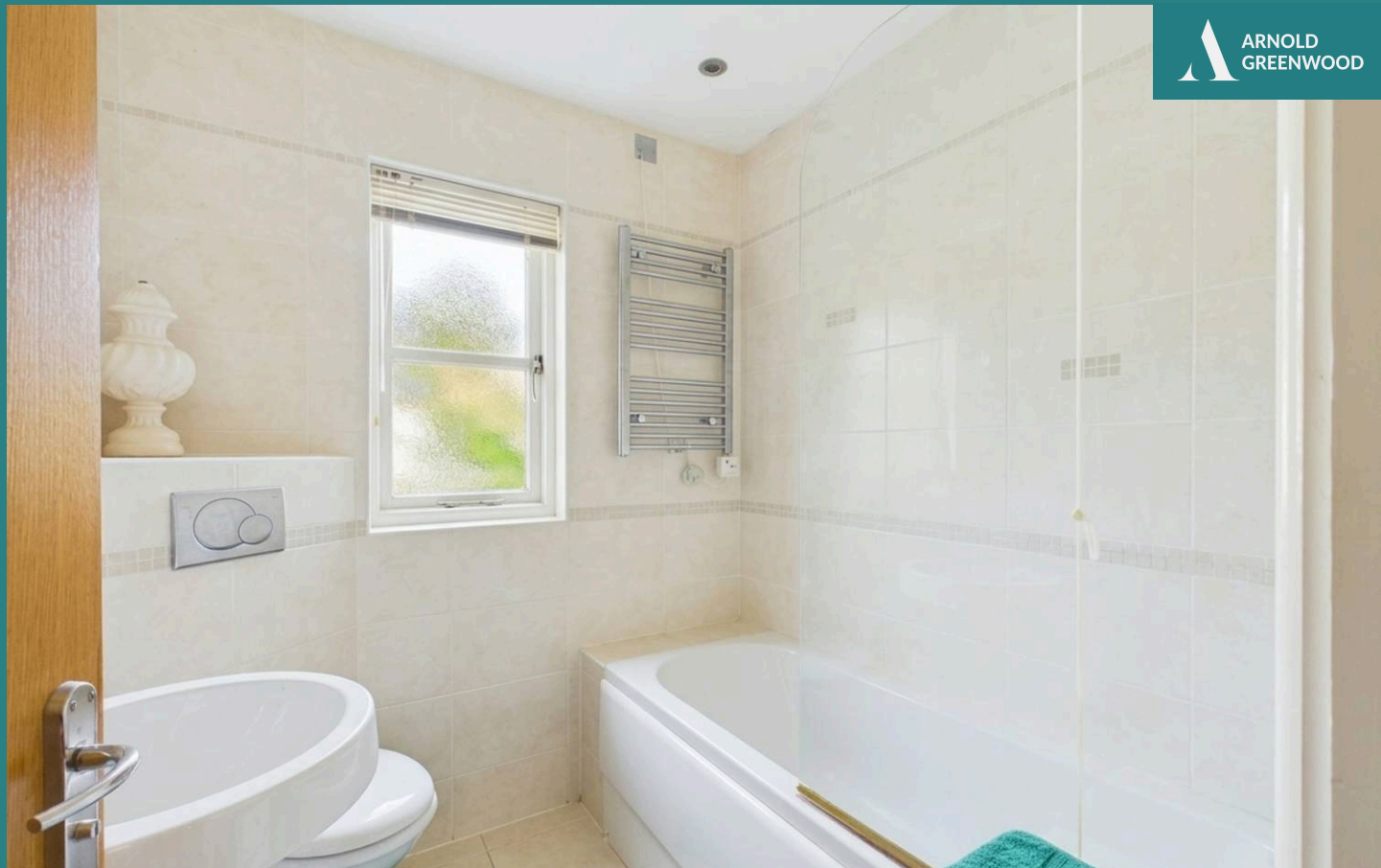
One allocated parking spot and visitors parking.

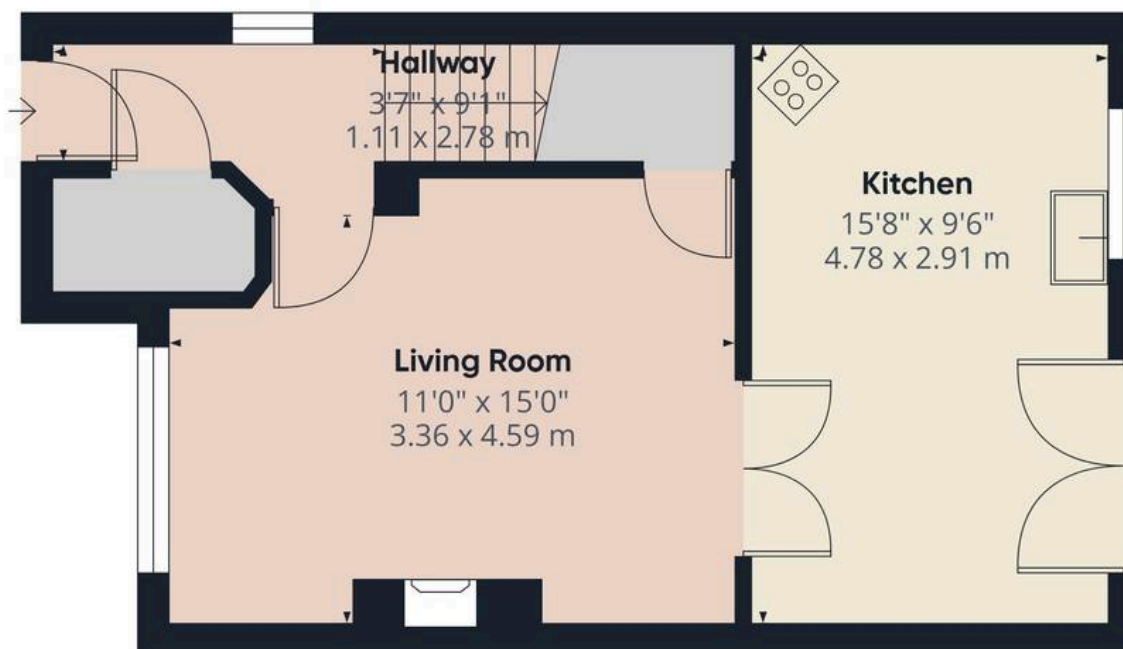
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor

Approximate total area⁽¹⁾

745 ft²

69.2 m²



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





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