



Grange-over-Sands

£225,000

Stonehurst, Netherleigh Drive, Grange-over-Sands, Cumbria, LA11 7JQ

A 3 Bedroom Semi-Detached Family Home, subject to a local occupancy restriction, situated within the sought after coastal town of Grange-over-Sands. Ideally suited to First-Time Buyers or those looking to downsize. The roof was replaced in 2020 and the property also benefits from uPVC double glazing, gas central heating, off-road Parking and Gardens to both the front and rear.

Comprising Entrance Hall, Sitting Room, Dining Kitchen, Separate WC and Utility Room on the Ground Floor. 2 Double Bedrooms, 1 Single Bedroom and Bathroom on the First Floor.

Quick Overview

Ideal First Time Buyer Property
3 Bedrooms
Semi Detached House
Off Road Parking
Gardens to front and rear
Local Occupancy Restrictions
Gas central heating
uPVC double glazing
Ultrafast Broadband



3



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Ultrafast
Broadband



1 Parking
Space

Property Reference: G3223



Entrance Hall



Kitchen Area



Dining Area



Dining Kitchen

The uPVC double glazed side entrance door opens in to the 'L' shaped Entrance Hall with picture window and stairs rising to the First Floor. The Sitting Room is a sunny room with a front aspect and the original tile fireplace with open fire. The Dining Kitchen spans the full width room with ample space for dining table and chairs. Recessed storage cupboards (1 housing the Potterton gas central heating boiler). The Kitchen has a range of light wood wall and base units with single drainer sink unit with complementary worktops and splash back tiling. Built-in electric oven, microwave and ceramic hob with brushed stainless steel cooker hood over. Integrated fridge/freezer and dishwasher. Useful under-stairs storage cupboard and half glazed door to Rear Lobby. The Rear Lobby has a uPVC double glazed side entrance door and doors to the Separate WC and Utility Room with space and plumbing for washing machine and tumble drier beneath the fitted worktop.

From the Entrance Hall the spindled and balustraded staircase leads to the First Floor Landing with loft hatch and side window. Bedroom 1 is a good-sized room with a rear aspect. Bedroom 2 is also a double room with a front aspect and a glimpse of Morecambe Bay. Bedroom 3 is a single room also with a glimpse of the Bay. The Bathroom has a 3 piece white suite comprising bath with shower over and folding shower screen, pedestal wash hand basin and low flush WC. Part tiled and part panelled walls.

Outside - There are Garden Areas to the front and rear. The Front Garden provides a Parking Space for 1 car together with a gated pathway leading to the Side Entrance Door. Small lawned area with mature trees and raised rockery beds (1 with an apple tree). There is a small paved sunny Terrace ideal for a bistro table and chairs. Gated access leads to the Rear Garden which is mainly gravelled with some limestone pavement and steps up to a small paved seating area.

Location Located in the popular coastal resort of Grange-over-Sands with a host of individual shops, library, post office, cafes, tearooms and other amenities this versatile property is also within walking distance of the local junior school.

To reach the property proceed through the Main Street of Grange-over-Sands to the top of the hill where there is a mini roundabout, turn right in to the one way system. At the crossroads to straight ahead in to Grange Fell Road. Proceed up the hill and turn left in to Fell Drive. Take the next left in to Netherleigh Drive and Stonehurst is a short way along on the left hand side.

What3words:
<https://what3words.com/organs.ambushed.regular>

Accommodation (with approximate measurements)

Entrance Hall 11' 1" x 6' 3" (3.40m x 1.93m)

Sitting Room 14' 7" x 10' 4" (4.45m x 3.17m)

Dining Kitchen 19' 10" x 10' 0" max (6.06m x 3.05m max)

Rear Lobby

Separate WC

Utility Room 9' 10" x 5' 2" (3m x 1.57m)

First Floor

Bedroom 1 14' 2" x 9' 11" (4.32m x 3.04m)

Bedroom 2 10' 11" x 10' 7" (3.33m x 3.23m)

Bedroom 3 10' 2" x 6' 11" (3.12m x 2.12m)

Bathroom 6' 10" x 6' 2" (2.10m x 1.88m)

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators. Roof replaced in 2020.

Tenure: Freehold. Vacant possession upon completion.

Local Occupancy Restriction: This is an Ex-Council property and cannot be sold as a second home or a holiday let. The criteria for prospective purchasers is 3 years living or working in the County of Cumbria. This clause would remain on the property in perpetuity.

As the property has been on the market for over six months, it is presently available for purchase by any buyer who has a connection to the Cumbria area, has children in local schools or relatives in Cumbria. The local occupancy restriction will take effect when the new owner subsequently chooses to sell. (This will be reviewed case by case).

Council Tax: Band B. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.

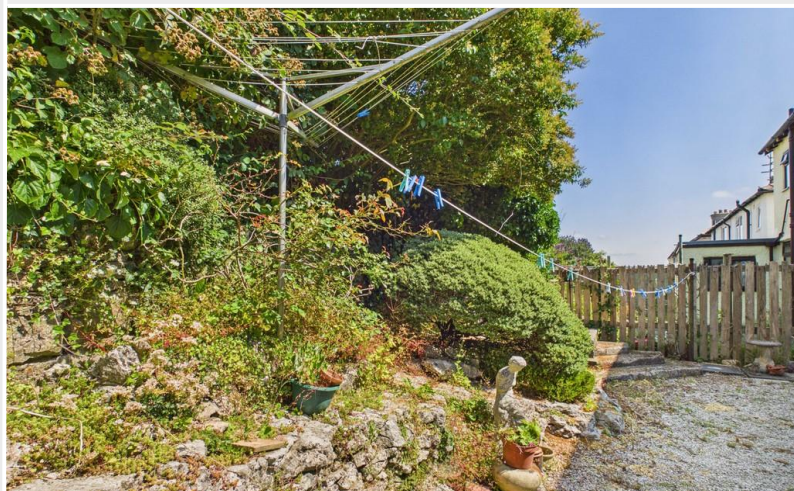
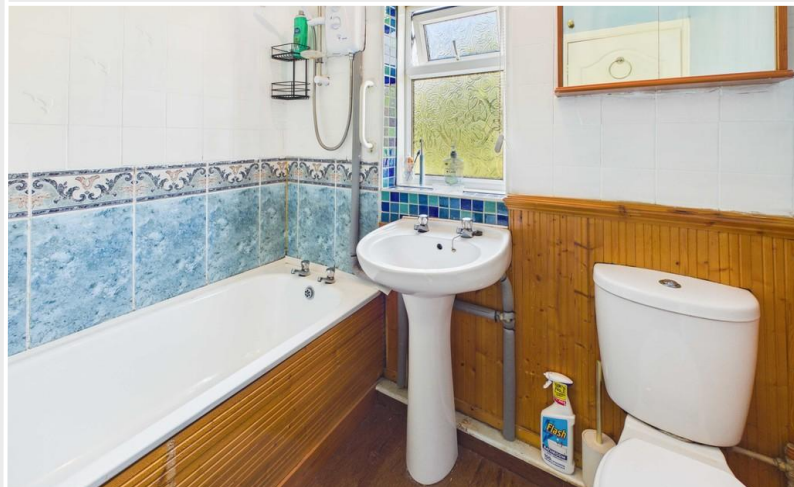
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £750 – £800 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom 2





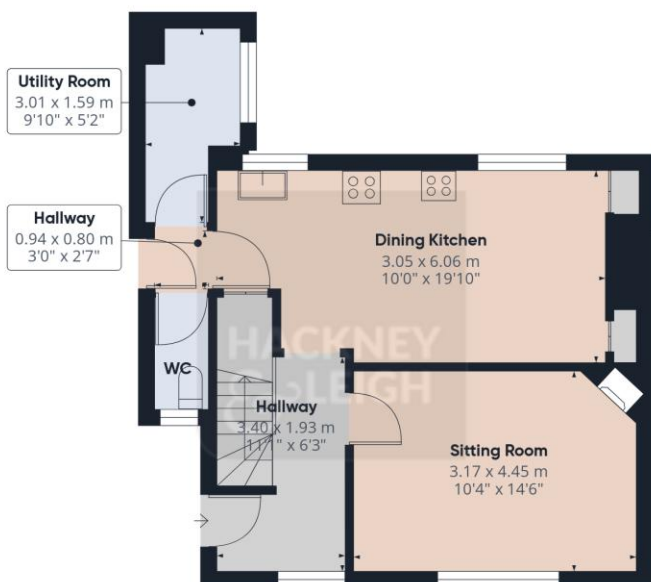
Approximate total area⁽¹⁾

83.7 m²
901 ft²

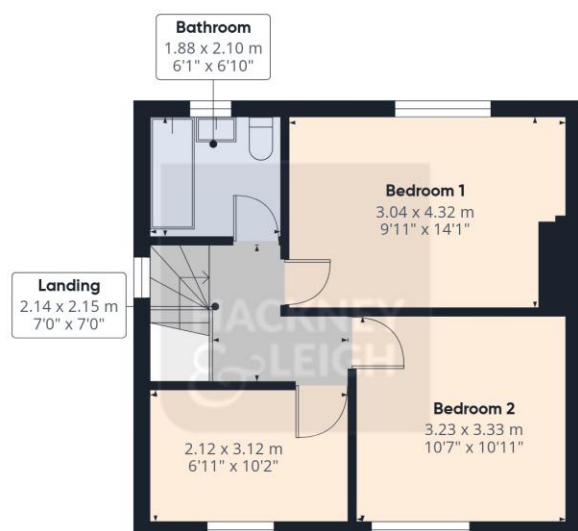
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1

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