



HAZELDENE, 41 GRANGE FELL ROAD, GRANGE-OVER-SANDS, CUMBRIA, LA11 6AQ
£260,000

MILNE MOSER
SALES + LETTINGS

HAZELDENE

41 GRANGE FELL ROAD

GRANGE-OVER-SANDS

LA11 6AQ



OVERVIEW

Offering lots of potential and lovely views over the bay to the rear, this three bedroom semi-detached house has a characterful feel and is a good size throughout. Occupied by the same family for over 50 years, the accommodation is well balanced and has a generous lounge, dining kitchen and a utility room. All three bedrooms are doubles with two having outstanding views over the bay. The garden backs onto a play park and also enjoys the bay views plus there is off road parking at the front. Having a 1920s Art and Crafts feel, there are character features buyers may wish to reinstate and uncover and this a wonderful opportunity to create a fantastic family home - maybe for next 50 years.

ACCOMMODATION

From the parking area at the front, a path leads to the main door on the side and into the porch. The porch has a light and glazed internal door to the hallway.

HALL

A characterful angled space with stairs leading to the first floor, a radiator and ceiling light.

LOUNGE

10' 10" x 18' 0" (3.30m x 5.47m)

Dual aspect UPVC double glazed windows face the front and rear aspect. The view to the rear is across the garden, play park and across the bay. A dark wood fire surround with marble style inset and a living flame gas fire, radiator, a ceiling light and two wall lights.





KITCHEN DINER

14' 6" x 11' 5" (4.43m x 3.48m)

A good sized room also overlooking the garden and bay. Fitted with wood effect shaker style base and wall units, dark worktops and a stainless steel sink with drainer. There is space for a gas cooker and fridge freezer, a wall mounted Worcester boiler, ceiling light and radiator. A family dining table easily fits within the room and there is an extractor and a UPVC double glazed window.

UTILITY ROOM

9' 11" x 10' 6" (3.02m x 3.21m) max

Formerly the kitchen, this good sized utility has a double glazed window at the side, a sink unit and under stairs storage. There is plumbing for a washing machine, a radiator and ceiling light.

LANDING & STAIRS

A UPVC double glazed window on the stairwell and a ceiling light. Double linen cupboard with radiator and shelving.

BEDROOM

14' 9" x 9' 9" (4.51m x 2.96m)

Having a lovely view at the rear across the play park, trees and the bay. Radiator, ceiling light and a UPVC double glazed window.

BEDROOM

10' 5" x 10' 11" (3.17m x 3.32m)

Also having the fantastic view, the second double bedroom has a radiator, ceiling light and UPVC double glazed window.

BEDROOM

11' 9" x 7' 10" (3.58m x 2.38m)

UPVC double glazed window faces the front aspect and there is a ceiling light and radiator.



SHOWER ROOM

6' 5" x 5' 10" (1.94m x 1.79m)

Frosted UPVC double glazed window to the side elevation. Fitted with a low profile enclosure with both fixed head and riser spray and a pedestal wash hand basin. There is aquaboard panelling to the walls, a ceiling light and extractor. Heated towel rail.

WC

Frosted UPVC double glazed window to the side aspect. Fitted with a WC, a ceiling light and having access to the loft.

EXTERNAL

The sloping front garden has a paved terrace area, off road parking and an outhouse/store. A path at the side leads past the entrance door and into the rear garden. External light and tap. The rear garden is enclosed by walling, a hedge and fencing and is mainly lawned and has a lovely view across the bay. A patio close to the house provides entertaining/dining space and there is a good sized shed with power to stay. External socket.

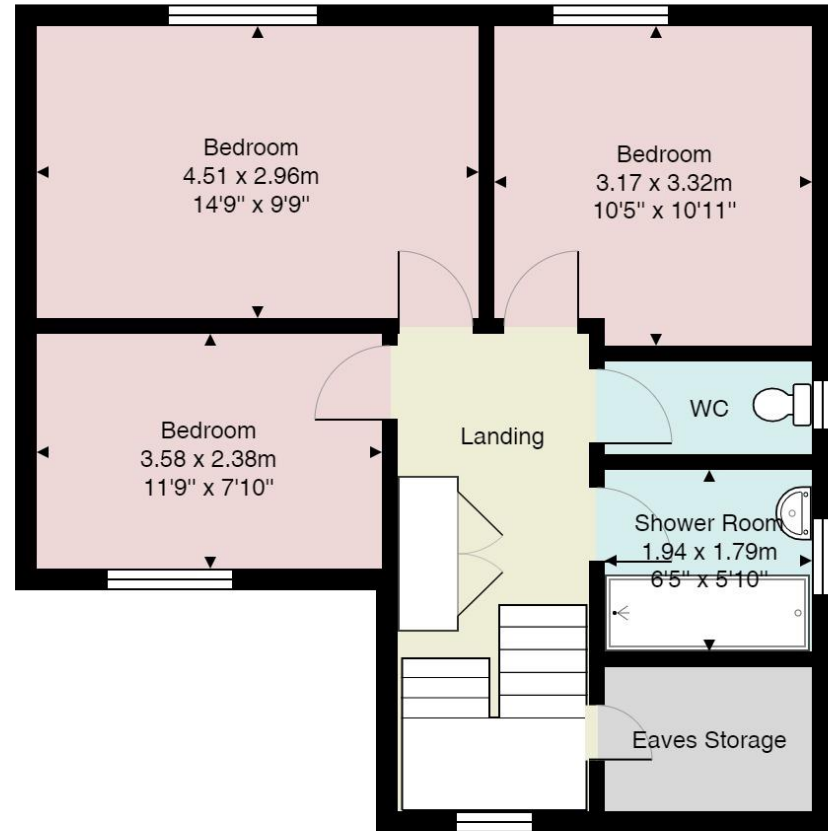
DIRECTIONS

From Grange railway station, proceed towards the roundabout, turning left onto Main Street. Follow up the hill to the next roundabout, turning right onto the one way system. At the crossroads (by Higginson's Butchers and Pies) continue straight across onto Grange Fell Road. Proceed up the hill. Hazeldene is located to the left hand side just after the turning to Fell Drive. [what3words///cooks.crispy.beauty](#)





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only






GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	56	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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