



9 Riggs Close, Grange-Over-Sands
£290,000

9 Riggs Close Grange-Over-Sands

A well proportioned semi detached bungalow occupying a cul-de-sac location convenient for Grange railway station. The property offers easy access to the many amenities available within the popular town including shops, cafes, a post office, butchers and the Promenade. The seaside town has good bus route links and is within easy reach of the Lake District National Park and the M6. The accommodation offers an entrance hall, sitting/dining room, kitchen, three bedrooms, with one having an en-suite wet room, and a bathroom. The bungalow benefits from double glazing to the most part, has gas central heating and is offered for sale with no upper chain.

Outside offers ample driveway parking and a lawned garden to the front and an enclosed patio garden at the rear.

ENTRANCE HALL

9' 2" x 7' 1" (2.8m x 2.17m)

Single glazed door with adjacent double glazed window, radiator, built in airing cupboard housing gas central heating boiler, loft access.

SITTING/DINING ROOM

18' 1" x 11' 3" (5.52m x 3.42m)

Double glazed door to garden, double glazed window, double glazed Bay window, two radiators, freestanding gas fire to timber and tiled fireplace, coving.

KITCHEN

8' 4" x 11' 3" (2.53m x 3.42m)

Double glazed window, base and wall units, stainless steel sink, space for cooker and fridge freezer, plumbing for washing machine and dishwasher, shelving for microwave, extractor fan, under wall unit lighting, tiled splashbacks.





BEDROOM

12' 9" x 10' 8" (3.89m x 3.26m)

Double glazed Bay window, radiator, built in wardrobes, cupboards and shelving, wall lights.

WET ROOM

10' 8" x 4' 7" (3.24m x 1.4m)

Single glazed window, radiator, W.C., wash hand basin with tiled splashback, electric shower fitment, fitted mirrored wall unit and shelving, wall light with shaver point, extractor fan. **BEDROOM**
13' 9" x 8' 2" (4.18m x 2.49m)

Two double glazed windows, radiator.

BEDROOM

11' 11" x 6' 9" (3.64m x 2.05m)

Double glazed window, radiator.

BATHROOM

6' 8" x 5' 10" (2.04m x 1.78m)

Single glazed window, radiator, three piece suite comprises W.C., wash hand basin and bath with mixer shower, fitted mirror and fitted mirrored wall unit, wall light with shaver point, partial tiling to walls.

EXTERNAL STORE 2' 5" x 2' 1" (0.73m x 0.63m)

GARDEN There is ample driveway parking at the front of the bungalow together with a lawned garden, well stocked borders and a water supply. The rear of the property offers an enclosed garden with an elevated patio and timber garden shed.

OFF ROAD 3 Parking Spaces

SERVICES: Mains electricity, water, gas and drainage.

COUNCIL TAX: Band C

TENURE: Freehold

EPC Rating C

DIRECTIONS - From our Grange-over-Sands office take the B5277 (Main Street) in the direction of Lindale. At the roundabout take the second exit on to Lindale Road and opposite the entrance to the railway station turn left into Riggs Close to find Number 9 being located on the right at the head of the cul-de-sac.

WHAT3WORDS: [sunflower.spared.observer](https://what3words.com/sunflower.spared.observer)





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Total Area: 74.7 m² ... 804 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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