



48 Priory Crescent, Grange-Over-Sands
£375,000



48 Priory Crescent

Grange-Over-Sands

A well proportioned detached bungalow occupying a pleasant south facing corner position in this popular residential area within Grange-over-Sands. Conveniently located for the town with it's numerous amenities including shops, cafes, post office, banks and a highly regarded primary school with good transport links, particularly the railway station at Kents Bank.

The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, two bedrooms and a bathroom. The property benefits from double glazing and gas central heating.

Complementing the accommodation are well maintained gardens and grounds with off road parking together with a garage.

GROUND FLOOR

SITTING ROOM

19' 11" x 13' 1" (6.06m x 4.00m)

Both max. Two double glazed windows, two radiators, living gas flame fireplace.

DINING ROOM

10' 2" x 9' 2" (3.10m x 2.80m)

Both max. Double glazed window, radiator.

KITCHEN

9' 3" x 9' 2" (2.81m x 2.79m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, sink, integrated double oven, electric hob, extractor/filter over, integrated fridge freezer, integrated dishwasher.

BEDROOM

14' 8" x 10' 6" (4.46m x 3.21m)

Both max. Double glazed window, radiator, fitted desk and cupboards, built in wardrobe.

BEDROOM

11' 11" x 10' 2" (3.62m x 3.10m)

Both max. Double glazed window, radiator.

BATHROOM

9' 3" x 5' 4" (2.82m x 1.62m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, extractor fan, recessed spotlights, wood flooring.

HALLWAY

5' 11" x 3' 1" (1.80m x 0.94m)

Both max. Single glazed window, built in cupboard, loft access.

ENTRANCE HALL

7' 7" x 4' 7" (2.30m x 1.39m)

Both max. Double glazed door, double glazed window, radiator, built in cupboard.





OUTSIDE

An enclosed garden with many features including two patio seating areas surrounded by well stocked borders, trees, hedges and rockery features. To the front is a gravelled area with shrubs, hedges and trees. A shed is included.

GARAGE

17' 10" x 12' 0" (5.45m x 3.68m) Up and over door, double glazed door, double glazed window, plumbing for washer dryer, light and power.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

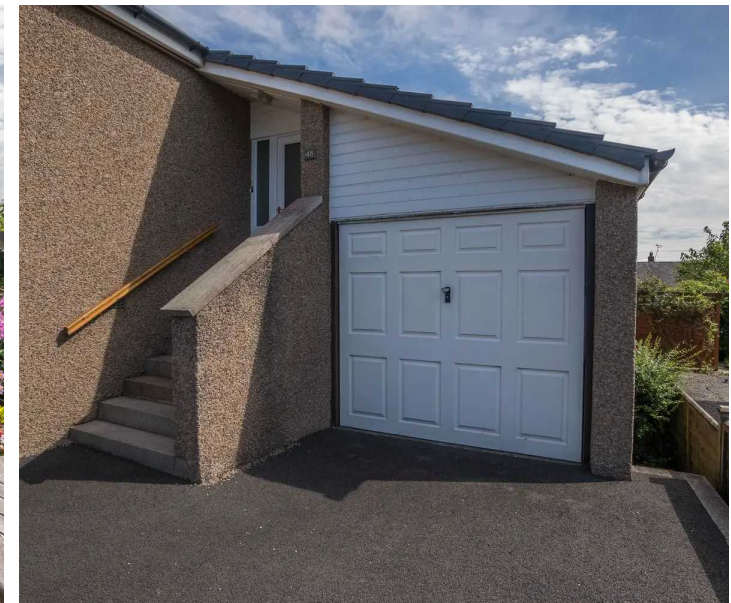
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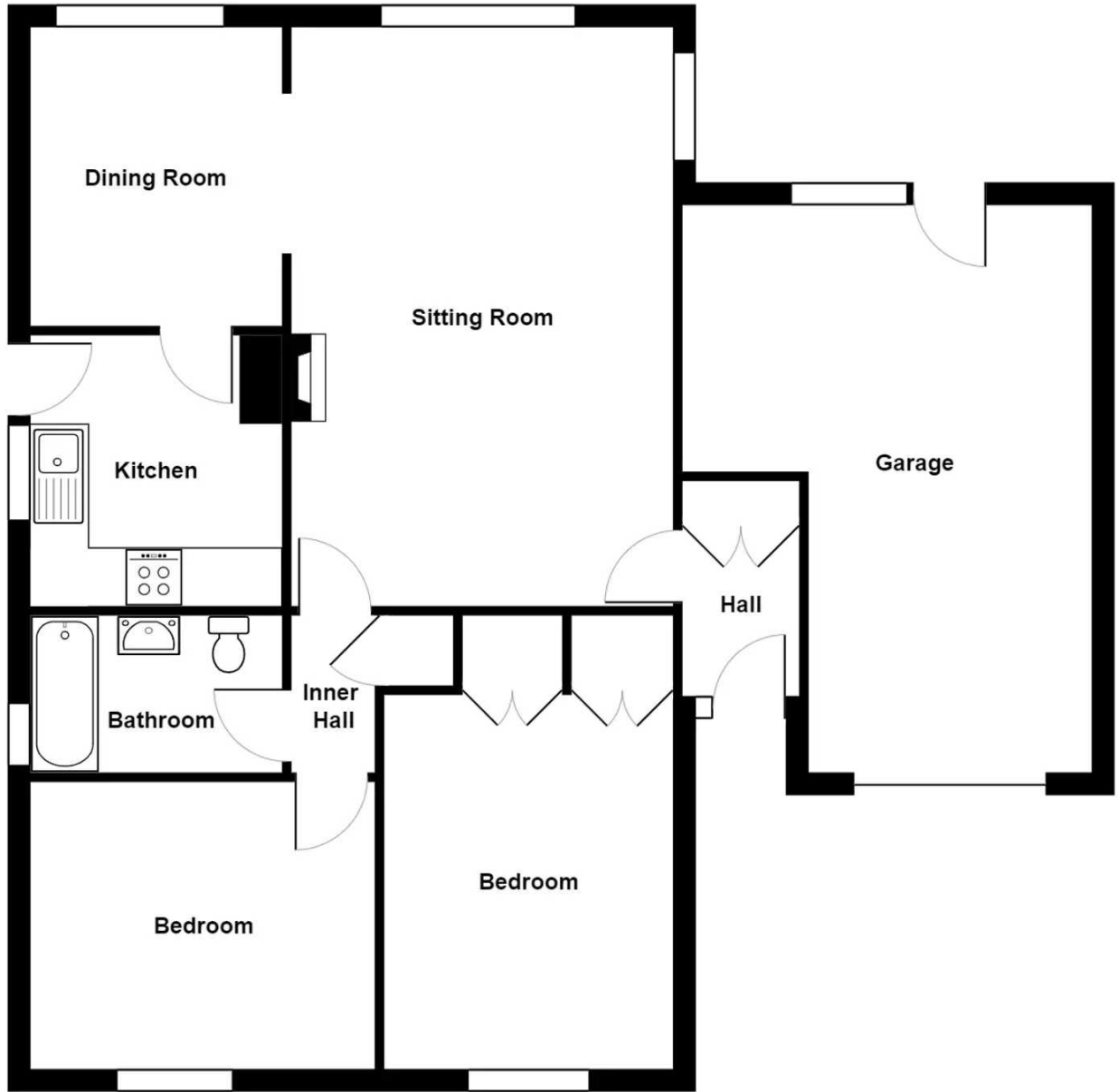
TENURE: FREEHOLD

DIRECTIONS

From the Grange-over-Sands office proceed along the B5277 Allithwaite Road continuing up Risedale Hill. Take a left on to Carter Road and then turn right on to Granby Road. Follow the road to the right down the hill continuing on to Abbotts Way, at the T Junction take a left onto Priory Crescent followed by the next right where 48 is located on the left.

WHAT3WORDS: neater.deploying.vows.





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Total Area: 98.0 m² ... 1055 ft²

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