



Grange-over-Sands

£215,000

38 Priory Crescent, Grange-over-Sands, Cumbria, LA11 7BL

A pleasant Semi-Detached Bungalow in a desirable, quiet, residential area with versatile layout, parking and gardens.

Comprising Hallway, full depth Living Room, Kitchen, 2 Double Bedrooms, Dining Room/Study, Bathroom, Parking, Front and Rear Gardens. Viewing recommended.

Quick Overview

Semi Detached - 2 Double Bedrooms

1-2 Receptions - 1 Bathroom

Quiet Residential Area

Versatile Study/Dining Room

Approximately 2 miles from Town Centre

Walking Distance to Kents Bank Railway
Station

Opportunity to put your own stamp on

Private Parking

Pretty Gardens

Superfast Broadband speed 46 mbps available*



2



1



2



D



46 Mbps



Off road Parking

Property Reference: G2826



Living Room



Kitchen



Study/Dining Room



Bedroom 1

Description: This pleasant Semi-Detached Bungalow is located in a quiet residential corner of Grange over Sands. The property offers good, versatile living accommodation with private rear Garden. Although perfectly serviceable, the new owner(s) may wish to perhaps update the Kitchen a little which provides a great opportunity to place your own stamp onto the property. Along with a quick 'lick of paint' here and there you could have yourself a super, compact, well laid out home in a lovely location!

The uPVC external door opens into the useful Porch with quarry tiled floor. Step up and the door leads into the 'L' shaped Hallway with corniced ceiling and large airing cupboard housing the wall mounted gas central heating boiler. The Living Room is spacious and light and runs the whole depth of the property with floor to ceiling window looking into the front Garden and rear patio door and side windows with pleasant outlook and access to the rear Garden. Living flame gas fire with tiled surround.

The Kitchen has 'oak' fronted wall and base cabinets with inset sink and space for under counter fridge, freezer and electric oven. A door leads into the Utility Porch which has plumbing for washing machine and space for additional freezer if required.

The Bathroom is equipped with a modern white suite comprising bath with shower over, WC and pedestal wash hand basin with attractive neutral tiling and border.

The Dining Room/Study could be used for either or perhaps something different if you wish. Front window and door leading to Bedroom 2. Both Bedrooms are double sized, one with front and one with rear aspect.

The Front Garden is pretty with a range of well established plants and shrubs. The Rear Garden is very private with raised, sunny paved patio and lower lawn. Enclosed by fence and mature shrubs and bushes. Timber garden shed.

Parking for 1 vehicle on the private driveway.

Location: Located in this ever popular residential area with Kents Bank Railway Station close by, 38 Priory Crescent is approximately 2 miles from the centre of Grange-over-Sands where a wide range of amenities including Medical Centre, Shops, Churches, Primary School, Post Office, Library etc can be found.

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Lane. Proceed up the hill and take the first left into Priory Crescent, then left again. Drop down the hill and turn left into the small cul-de-sac of bungalow and No38 is on the left.

Accommodation (with approximate measurements)

Porch

Hall

Living Room 21' 2" x 11' 9" max (6.44m x 3.58m max)

Kitchen 8' 3" x 7' 3" (2.52m x 2.23m)

Utility Porch 7' 7" x 3' 10" (2.31m x 1.17m)

Study/Dining Room 10' 2" x 8' 7" (3.10m x 2.64m)

Bedroom 1 11' 2" x 9' 11" (3.41m x 3.03m)

Bedroom 2 16' 0" x 8' 0" (4.90m x 2.45m)

Bathroom

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

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Council Tax: Band C. Westmorland and Furness Council

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Bedroom 2



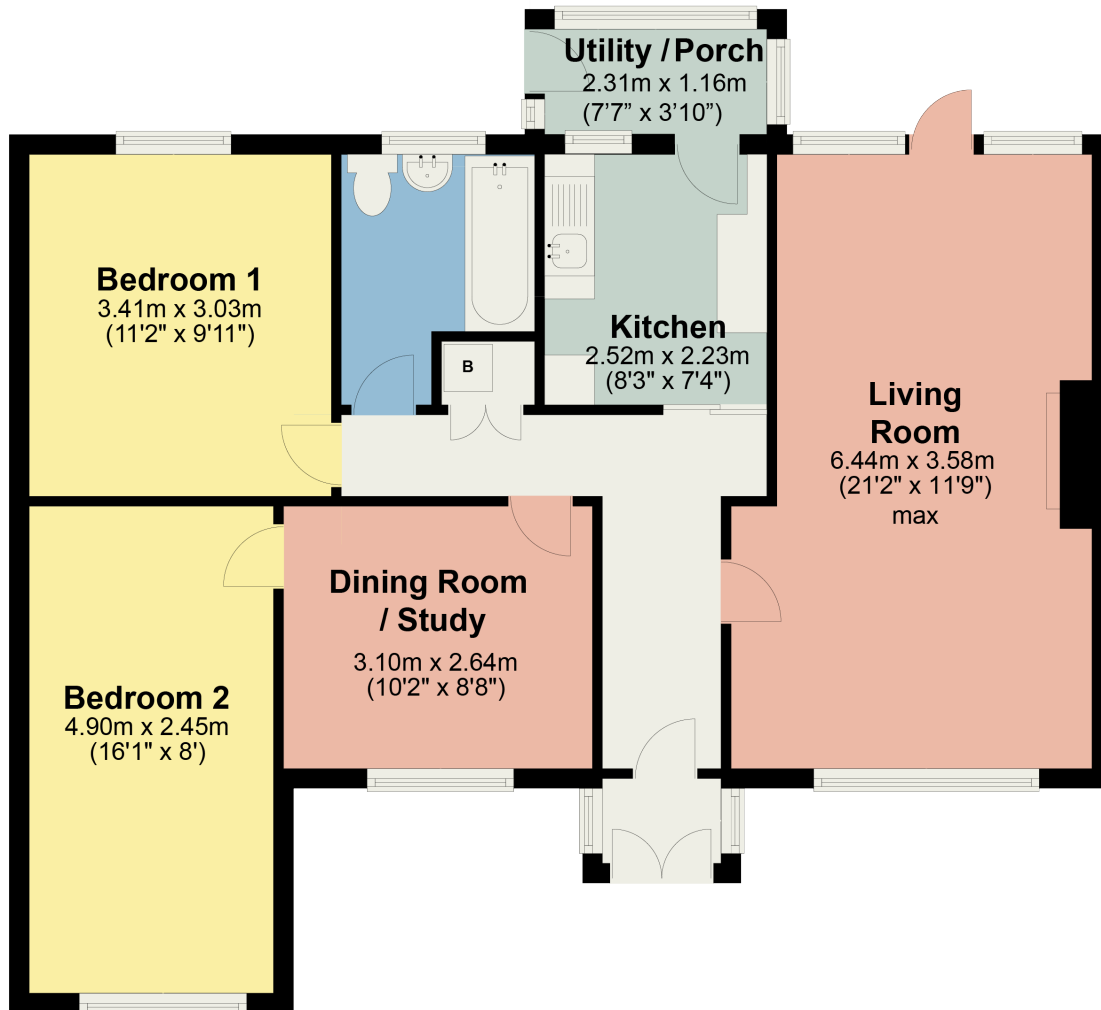
Bathroom



Garden



Rear Aspect



Total area: approx. 75.7 sq. metres (814.5 sq. feet)

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Accommodation (with approximate measurements)

Porch

Hall

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Kitchen 8' 3" x 7' 3" (2.52m x 2.23m)

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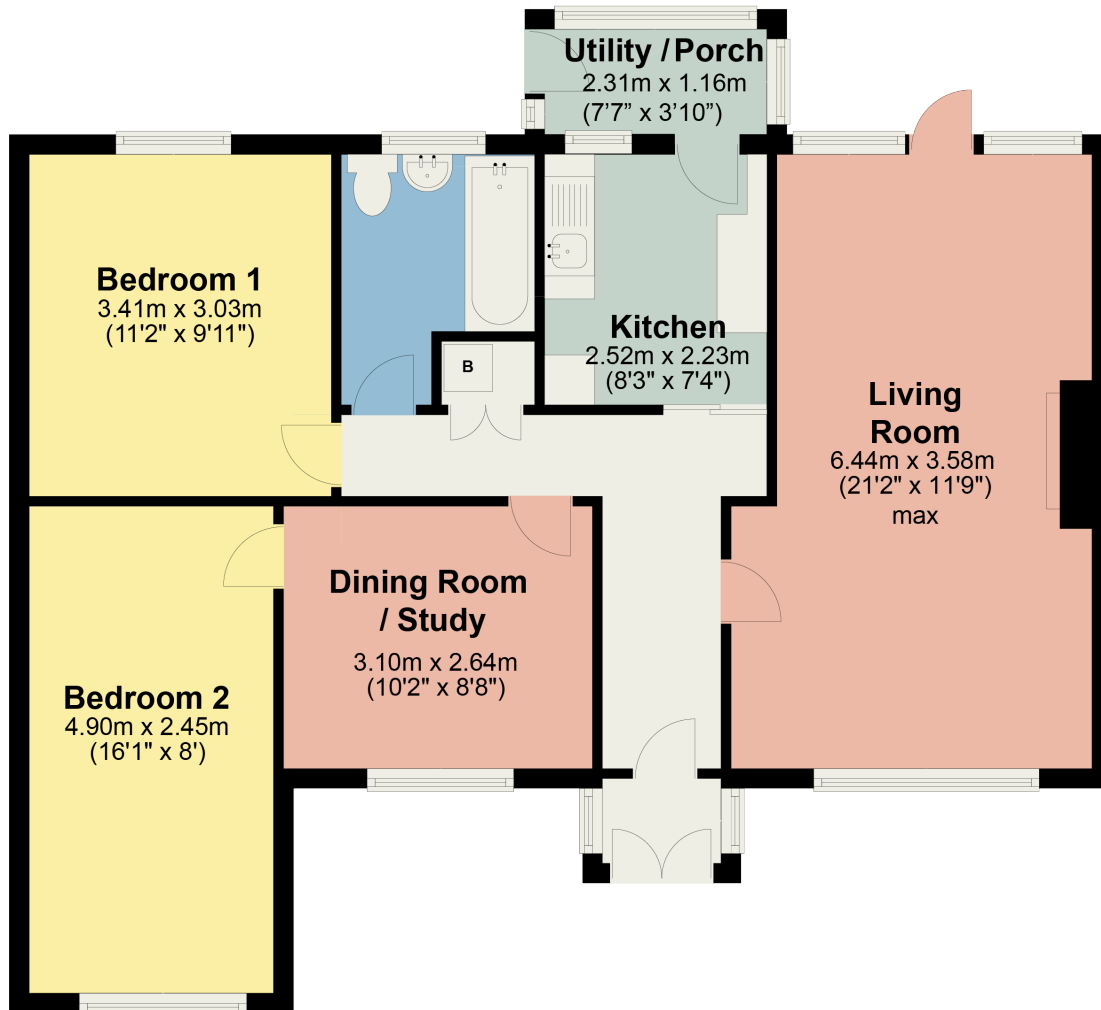
Bathroom



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Rear Aspect



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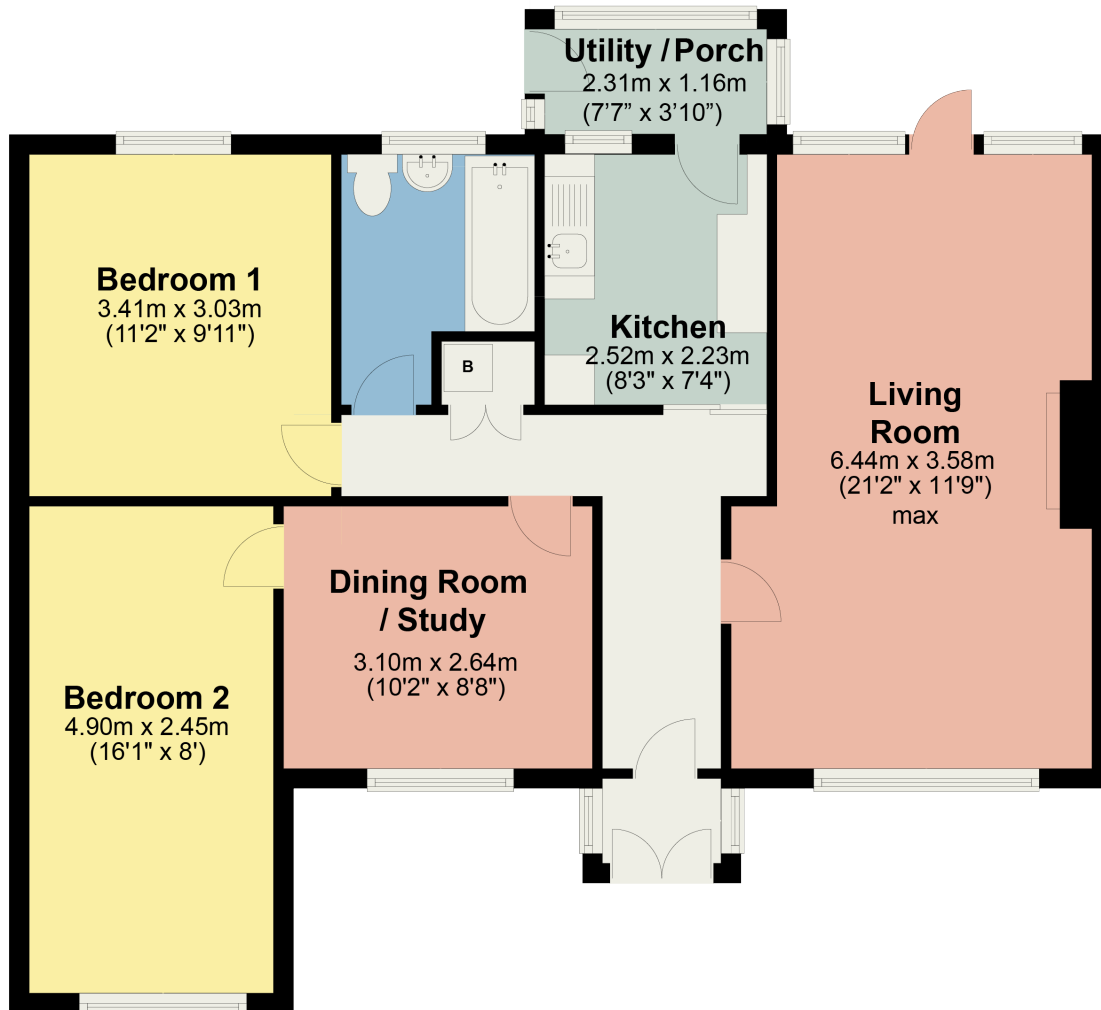
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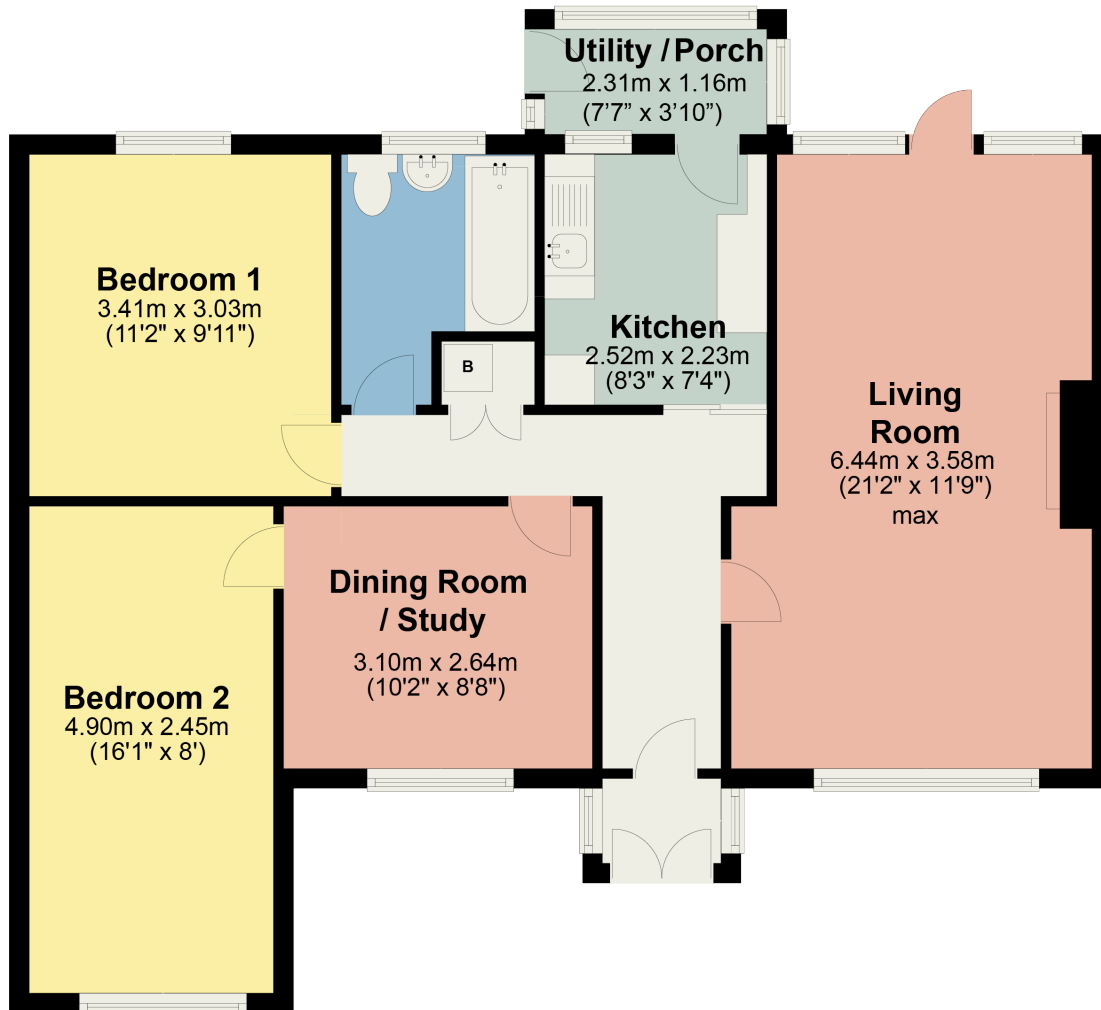
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