



6 Vicarage Close, Grange-Over-Sands

Offers Over £285,000





6 Vicarage Close

Grange-Over-Sands, Grange-Over-Sands

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Low Maintenance Garden
- Open Plan Living Areas
- Undercroft Storage Space With Potential To Create Another Room
- Elevated Views Of The Bay
- Recently Been Modernised Throughout



Entrance/Porch

The property is accessed by the side gate, you walk into the pleasant rear patio garden and then through the open porch which takes you into the Kitchen.

Kitchen/Living Area

29' 11" x 13' 5" (9.12m x 4.10m)

The Kitchen area is modern and open plan with a built in double oven with 4 ring gas hob and extractor over, built in fridge/freezer, built in dishwasher, space and plumbing for washing machine. This area opens into a large versatile Lounge/Dining room with a picture perfect large window overlooking fantastic views of the bay. Door to inner hall.

Hallway

7' 1" x 2' 10" (2.17m x 0.86m)

The Inner passage hall offers access to both Bedrooms, Bathroom and has a large useful storage cupboard.

Bedroom One

12' 10" x 11' 0" (3.92m x 3.36m)

A generous sized room situated at the front of the property. There is a large double window with incredible views.

Bedroom Two

8' 10" x 10' 11" (2.70m x 3.34m)

A smaller double bedroom located at the rear, overlooking the garden with wood effect flooring.





Bathroom

7' 2" x 5' 4" (2.19m x 1.63m)

The Bathroom comprises of a sink with a vanity unit, a bath with an overhead waterfall shower, W/C and a heated towel rail. There is also a frosted glass window at the side.

Undercroft

17' 1" x 25' 1" (5.21m x 7.65m)

Located on the ground floor, the undercroft has a door to the front aspect, and also a window. There is potential to convert this space into another room, as there is already plumbing and electrics. Fuse box and meters are located here.

Rear Garden

The Rear Patio Garden, is low maintenance and is flagged with ample space for garden furniture. There are also raised flower beds.

Front Garden

To the front of the property there is excellent space for parking.

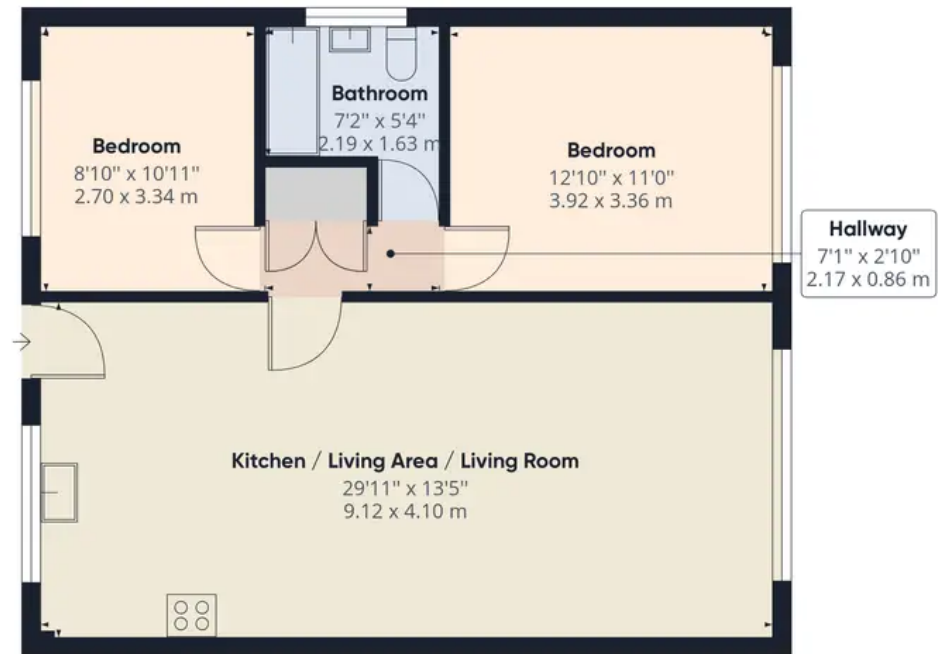
OFF ROAD

3 Parking Spaces

To the front of the property there is excellent space for parking.



Ground Floor



Floor 1



Arnold Greenwood Estate Agents

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