



10 Priory Crescent, Grange-Over-Sands
£365,000





10 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 a porch, entrance hall, sitting room, conservatory, kitchen, two double bedrooms and a shower room.

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

GROUND FLOOR

PORCH

4' 0" x 3' 10" (1.21m x 1.16m)

Both max. Double glazed door, double glazed windows.

ENTRANCE HALL

15' 10" x 6' 11" (4.83m x 2.10m)

Both max. Single glazed inner door, single glazed inner window, radiator, built in cupboard, loft access.

SITTING ROOM

17' 3" x 12' 4" (5.27m x 3.77m)

Both max. Two double glazed windows, two radiators, electric fire.

KITCHEN

12' 9" x 11' 11" (3.88m x 3.63m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven/microwave, induction hob, extractor/filter over, integrated fridge freezer, integrated dishwasher, plumbing for washer dryer, wood flooring.

BEDROOM

14' 8" x 11' 11" (4.46m x 3.63m)

Both max. Double glazed window, radiator, built in wardrobe.

BEDROOM

11' 11" x 10' 8" (3.63m x 3.25m)

Both max. Double glazed window, radiator.

SHOWER ROOM

6' 9" x 6' 6" (2.07m x 1.99m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin to vanity, walk in shower with electric shower fitment, fully tiled walls, extractor fan.

CONSERVATORY

16' 0" x 10' 8" (4.87m x 3.25m)

Both max. Double glazed doors, double glazed windows, tiled flooring.





OUTSIDE

An enclosed well kept garden with well established trees, hedges, well stocked borders and rockery features. To the front is a gravelled area and borders.

GARAGE

18' 99" x 9' 25" (5.79m x 2.82m) Up and over door, double glazed door, light and power.

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND D

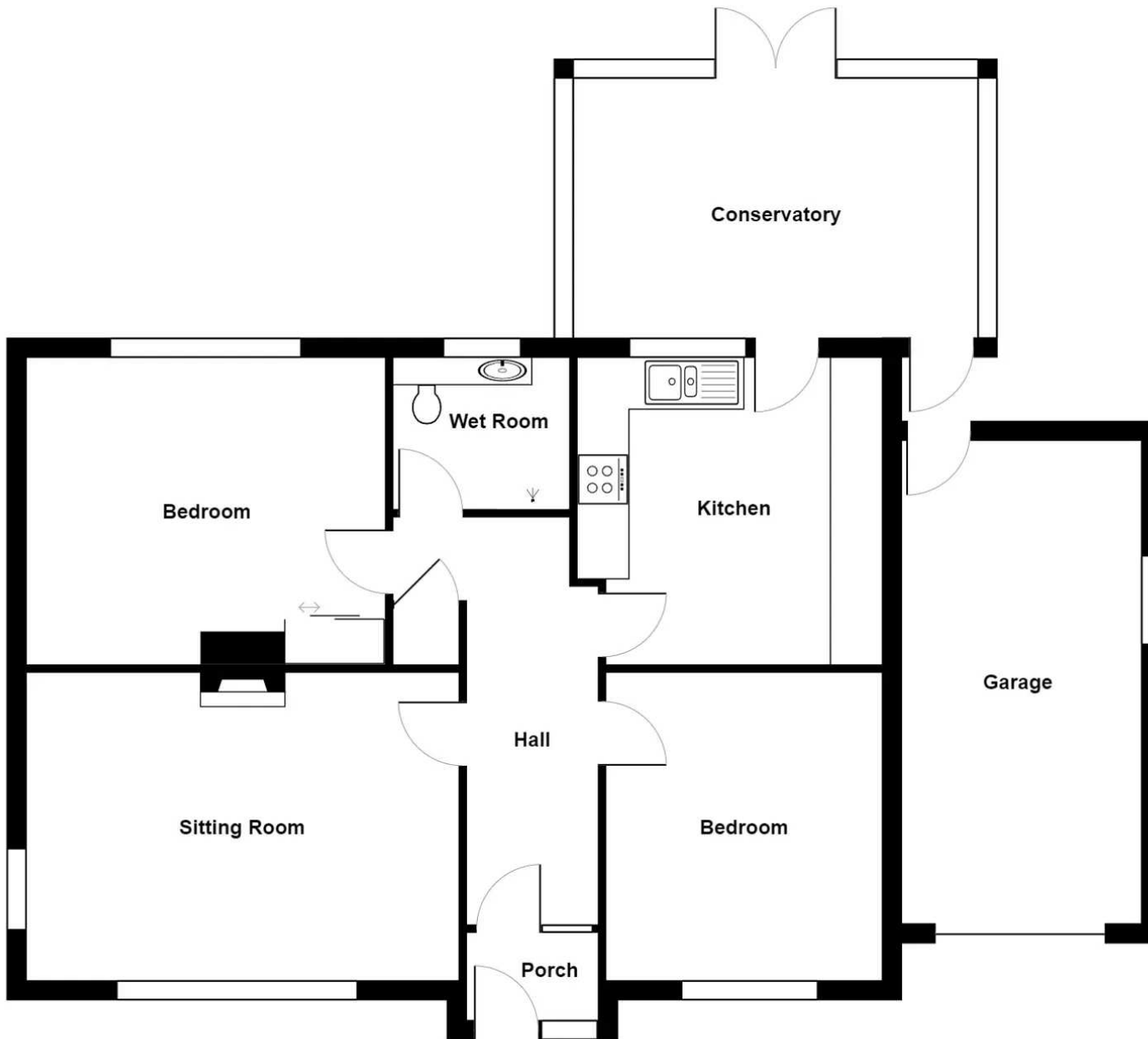
TENURE: FREEHOLD

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 Abbots Way with number 10 being situated on the left.

WHAT3WORDS: ranged.loom.shaver





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Total Area: 108.4 m² ... 1166 ft²

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

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