



## Grange-over-Sands

£320,000

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

A super, well presented Link-Detached Bungalow in a desirable, quiet, residential area with versatile layout benefitting from Garage, Parking and Gardens.

Comprising Entrance Vestibule, Hallway, full width Lounge, Kitchen, Conservatory, 2 Double Bedrooms (1 with En-Suite WC) and Shower Room.

Viewing highly recommended.

### Quick Overview

Link Detached Bungalow - 2 Bedrooms  
 2 Reception Rooms - 1 Shower Room  
 Quiet Residential Area  
 Garage, Parking and Garden  
 Approximately 2 miles from Town Centre  
 Walking Distance to Kents Bank Railway Station  
 uPVC double glazed  
 Modern Kitchen and Shower Room  
 Super Conservatory  
 Superfast Broadband speed 43mbps available\*



2



1



2



D



43 Mbps



Garage and Parking

Property Reference: G2882



Lounge



Kitchen



Bedroom 1



Bedroom 2

**Description** This lovely Link-Detached Bungalow is located in a quiet residential corner of Grange over Sands. The property offers good, versatile living accommodation with private rear Garden. With gas central heating, uPVC double glazed windows and doors, modern Kitchen and Shower Room and a super Conservatory at the rear, this property is just waiting for its new owners.

The half glazed double glazed door with side window leads into the Entrance Vestibule with glazed door and side window which in turn leads into the 'L' shaped Entrance Hall with good sized storage/airing cupboard with radiator. The Lounge is full width and is light and bright with a lovely bay window. Attractive raised marble fireplace with inset coal effect gas fire.

The Kitchen has an attractive range of cream wall and base cabinets with complementary worktops and part tiled walls incorporating the single drainer sink unit. Built-in Neff oven and microwave, Neff Hob and integrated dishwasher. Space for fridge/freezer, central heating controls and double glazed side entrance door.

Bedroom 1 has a pleasant rear aspect and is a good sized room with an attractive range of fitted bedroom furniture, including wardrobes, bedside cabinets, drawers and over-bed wall mounted cupboards. Double doors lead to the En-Suite Cloakroom with WC, small wash basin and medicine cabinet. Bedroom 2 is currently used as a Study but is another double room with fitted bedroom furniture including double wardrobe and drawers with mirror above and cupboards over. Double doors lead into the super double glazed Conservatory with double doors and lovely aspect into the rear Garden.

Finally the Shower Room which has a 3 piece white suite comprising corner shower enclosure, vanity wash hand basin and WC. Complementary neutral part tiled walls, uPVC panelled ceiling and ladder style radiator.

Outside there is an Attached Garage with up and over door, power water and light. Gas central heating 'combi' boiler. Driveway parking to the front of the Garage for 2 cars. The Garden is to the front, side and rear of the property and comprises Patio area to the front with shrubbery borders, a pathway leads around to the rear with well stocked side Garden and the rear Garden is raised with planted borders, small lawn, feature gravelled and paved circle and further Sitting Area surrounded by hedged borders making the Garden very private.

**Location** Located in this ever popular residential area with Kents Bank Railway Station close by, 36 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.

To reach the property proceed up the Main Street bearing left at the mini-roundabout onto The Esplanade. Follow the road towards Allithwaite (going past the distinctive red brick nursing home). Follow the road until you reach the top of Allithwaite and turn left into Kirkhead Road. Proceed to the bottom of Kirkhead Road and turn left into Priory 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 bungalows and No.36 is immediately on the right.

#### Accommodation (with approximate measurements)

Entrance Vestibule

Entrance Hall

Lounge 20' 11" x 12' 11" into bay (6.40m x 3.94m into bay)

Kitchen 9' 9" x 9' 9" (2.97m x 2.97m)

Bedroom 1 11' 10" x 9' 8" (3.61m x 2.95m)

En-Suite WC

Bedroom 2 10' 10" x 8' 5" (3.3m x 2.57m)

Conservatory 8' 10" x 8' 0" (2.69m x 2.44m)

Shower Room

Attached Garage 16' 9" x 6' 11" (5.13m x 2.13m)

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

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 21.03.2024 not verified

**Council Tax:** Band D. Westmorland and Furness Council

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:**

<https://what3words.com/deeper.second.importing>

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £775 - £850 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Conservatory



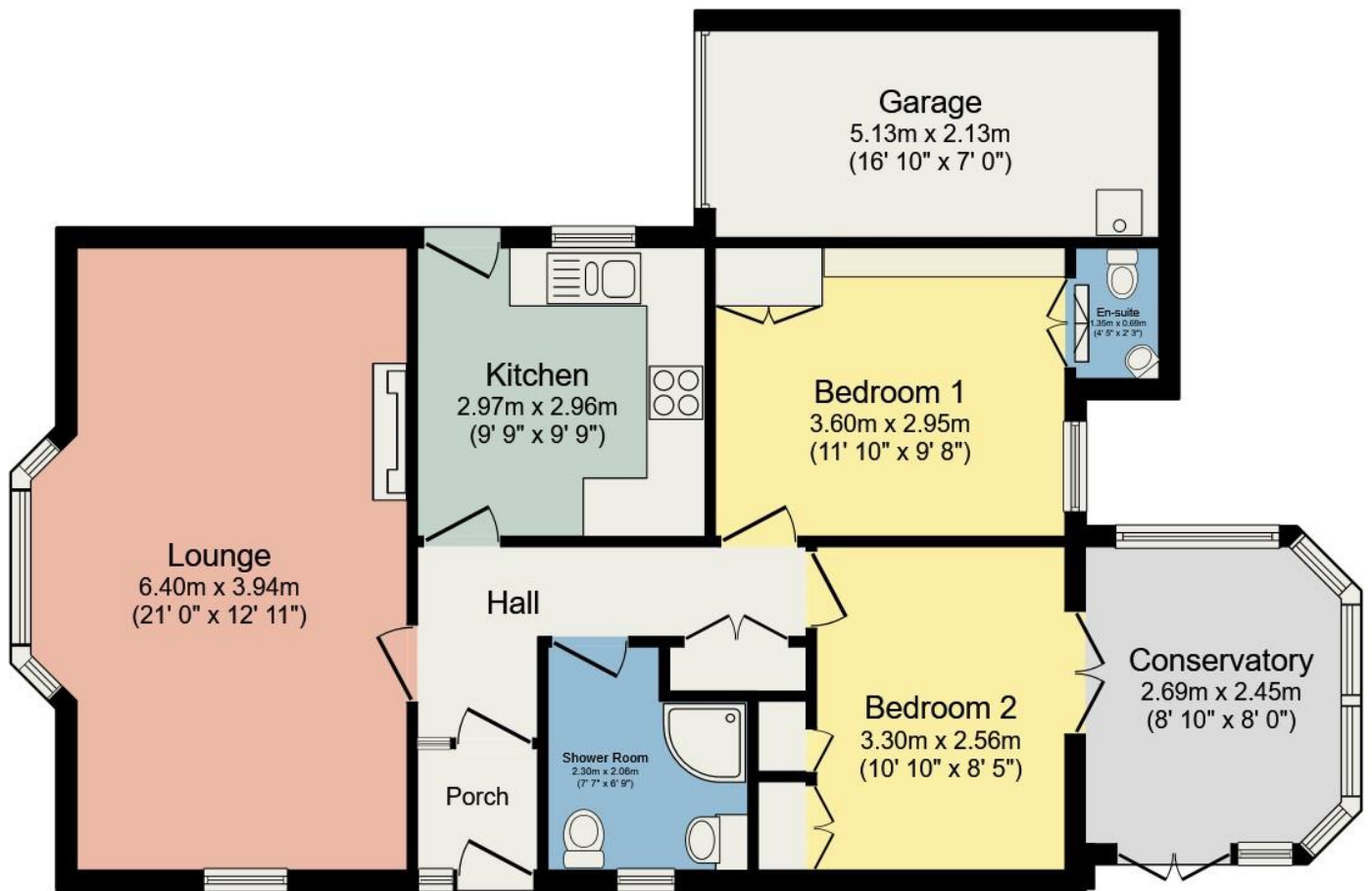
Shower Room



Rear Garden



# 30 Priory Crescent, Grange-Over-Sands



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/03/2024.

**Total floor area 86.0 m<sup>2</sup> (926 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.