



27 Cart Lane, Grange-Over-Sands
£320,000



27 Cart Lane

Grange-Over-Sands

A well presented mid-terraced family home located in the seaside town of Grange-over-Sands with far reaching views of the bay. Close to many amenities within the town and close to the Kents Bank Station which connects all the way to Manchester.

Nestled in a beautiful area, this charming mid-terraced property offers spacious and comfortable living accommodation. Boasting three double bedrooms, this home is ideal for families seeking a peaceful retreat within easy reach of the town centre. The interior features double glazing throughout, ensuring ample natural light in every room. The inviting sitting room is centred around a multi fuel stove, creating a cosy atmosphere perfect for relaxation. A well-appointed kitchen diner provides the perfect space for family meals and entertaining guests. With gas central heating, residents can enjoy warmth and comfort all year round. Noteworthy highlights include the far-reaching views that can be enjoyed from the property, adding a touch of serenity to every-day life. The property also benefits from a family bathroom and en-suite, providing convenience and privacy for all occupants. Outside, a garden to the rear offers a tranquil outdoor space, ideal for enjoying al fresco dining or simply unwinding in the fresh air.

The outdoor space of this property is equally impressive, boasting a charming patio garden at the rear. The patio provides ample room for outdoor furniture and potted plants, creating a lovely setting for outdoor relaxation and entertaining. For practicality, there is additional storage space to the right-hand side of the property, offering a convenient solution for housing gardening tools and equipment. The outside space of this home complements the interior living areas perfectly, providing a seamless transition between indoor and outdoor living. Whether you're looking to enjoy a morning coffee in the sunshine or host a summer barbeque with friends and family, the outdoor space of this property offers endless possibilities for creating cherished memories in a peaceful and private setting.

- Mid-terraced property
- Sitting room with multi fuel stove
- Far reaching views
- Three double bedrooms
- Easy access to town centre
- Family bathroom and en-suite
- Gardens to the rear

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

From the Grange office follow the Esplanade road as it merges into Kents Bank Road followed by a left onto Cart Lane. Keep going down to the bottom and take a right and you can find number 27 on the left.

WHAT3WORDS: truth.pursuing.intruding

IDENTIFICATION CHECK

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





GROUND FLOOR

ENTRANCE HALL

4' 0" x 3' 1" (1.23m x 0.95m)

SITTING ROOM

18' 5" x 12' 3" (5.62m x 3.74m)

KITCHEN DINER

18' 9" x 12' 2" (5.72m x 3.72m)

FIRST FLOOR

LANDING

17' 2" x 6' 4" (5.22m x 1.94m)

BEDROOM

14' 0" x 9' 0" (4.27m x 2.74m)

EN-SUITE

8' 4" x 2' 11" (2.53m x 0.88m)

BEDROOM

11' 8" x 11' 1" (3.56m x 3.38m)

BATHROOM

8' 11" x 7' 8" (2.73m x 2.33m)

SECOND FLOOR

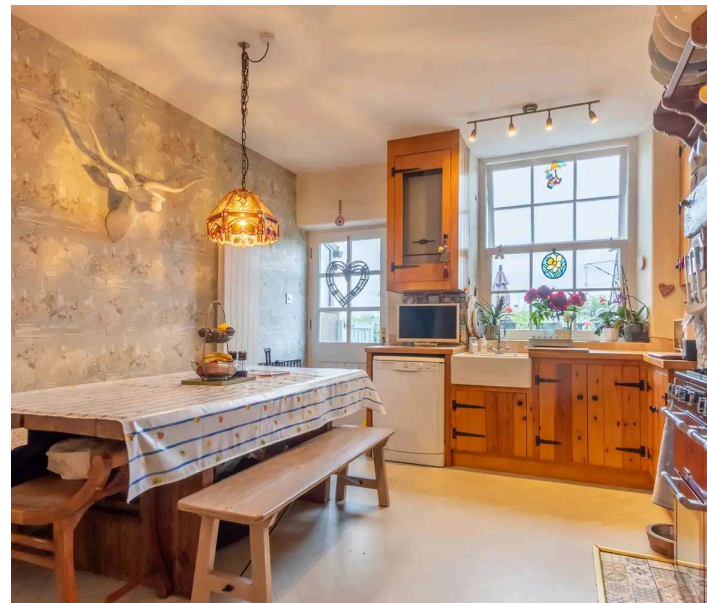
BEDROOM

21' 1" x 12' 4" (6.42m x 3.75m)

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage











THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.