



Cragwood Methven Road, Grange-Over-Sands

£675,000





Cragwood Methven Road

Grange-Over-Sands

A well proportioned detached family home with views towards Morecambe Bay from the front aspect situated within the historic seaside town of Grange-over Sands. The town has an extensive range of shops, cafes and hotels, post office and is served by Grange-over-Sands and Kents Bank railway stations, has good bus route links and offers easy access to the Lake District National Park and the M6.

Situated in a sought-after location, this delightful detached family home offers the perfect blend of comfort and style. Featuring double glazing and gas central heating throughout, this property boasts two reception rooms, each offering a unique space for relaxation and entertainment. With two balconies offering far-reaching views of the bay, residents can enjoy the beauty of the surrounding area from the comfort of their own home. The property also comprises kitchens on both the ground and first floors, making this home great for multi generational living. With easy access to the town centre, this home is ideal for those seeking convenience and comfort. Offering four bedrooms, two of which feature en-suite bathrooms, and the main room boasting a walk-in wardrobe, this house provides ample space for the whole family. A separate downstairs toilet, two utility rooms, a garage, and off-street parking complete this impressive property.

The outdoor space of this property is a true oasis, featuring a landscape garden that surrounds the home, providing a peaceful and private setting. The enclosed rear garden is adorned with established trees, hedges, planting beds, and gravelled walkways, offering a serene environment to relax and unwind. A decking area provides ample space for garden furniture, perfect for lounging in the sun. Additionally, a wooden outhouse, currently used as a workshop and equipped with power, adds convenience and versatility to the outdoor space. The substantial balcony seating area above the garage features an electric canopy, creating an inviting space to enjoy the fresh air year-round. The stunning flower bed at the front of the property provides the perfect opportunity for gardening enthusiasts to showcase their green thumb.

- Delightful detached family home
- Double glazing and gas central heating throughout
- Two reception room with one on the ground floor and the other on the first floor
- Two balconies with far reaching views of the bay
- Kitchens on both the ground floor and first floor
- Easy access to the centre of town
- Four bedrooms with two having en-suite bathrooms and the main room having a walk in wardrobe
- Stunning gardens to the front and rear
- Separate downstairs toilet and two utility rooms
- Garage and off street parking

IDENTIFICATION CHECKS

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.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

Leave Grange in the direction of Allithwaite. Proceed along Kents Bank Road and turn right in to Methven Road. continue up the hill to find Cragwood on the right hand side.

WHAT3WORDS: welfare.brush.brambles





GROUND FLOOR

ENTRANCE HALL

10' 2" x 6' 5" (3.09m x 1.96m)

SITTING/DINING ROOM

20' 1" x 19' 8" (6.12m x 5.99m)

KITCHEN

11' 1" x 10' 2" (3.39m x 3.11m)

BEDROOM

18' 3" x 9' 9" (5.55m x 2.98m)

EN-SUITE

11' 2" x 4' 7" (3.40m x 1.39m)

BEDROOM/STUDY

11' 1" x 6' 10" (3.39m x 2.08m)

INNER HALLWAY

20' 1" x 2' 11" (6.13m x 0.88m)

UTILITY ROOM

5' 9" x 4' 11" (1.76m x 1.49m)

DOWNSTAIRS TOILET/UTILITY ROOM

9' 0" x 4' 1" (2.75m x 1.25m)

FIRST FLOOR

LOUNGE

23' 8" x 18' 1" (7.21m x 5.51m)

KITCHEN

13' 0" x 11' 4" (3.95m x 3.46m)

BEDROOM

19' 8" x 11' 6" (6.00m x 3.50m)

EN-SUITE

8' 0" x 7' 2" (2.44m x 2.18m)

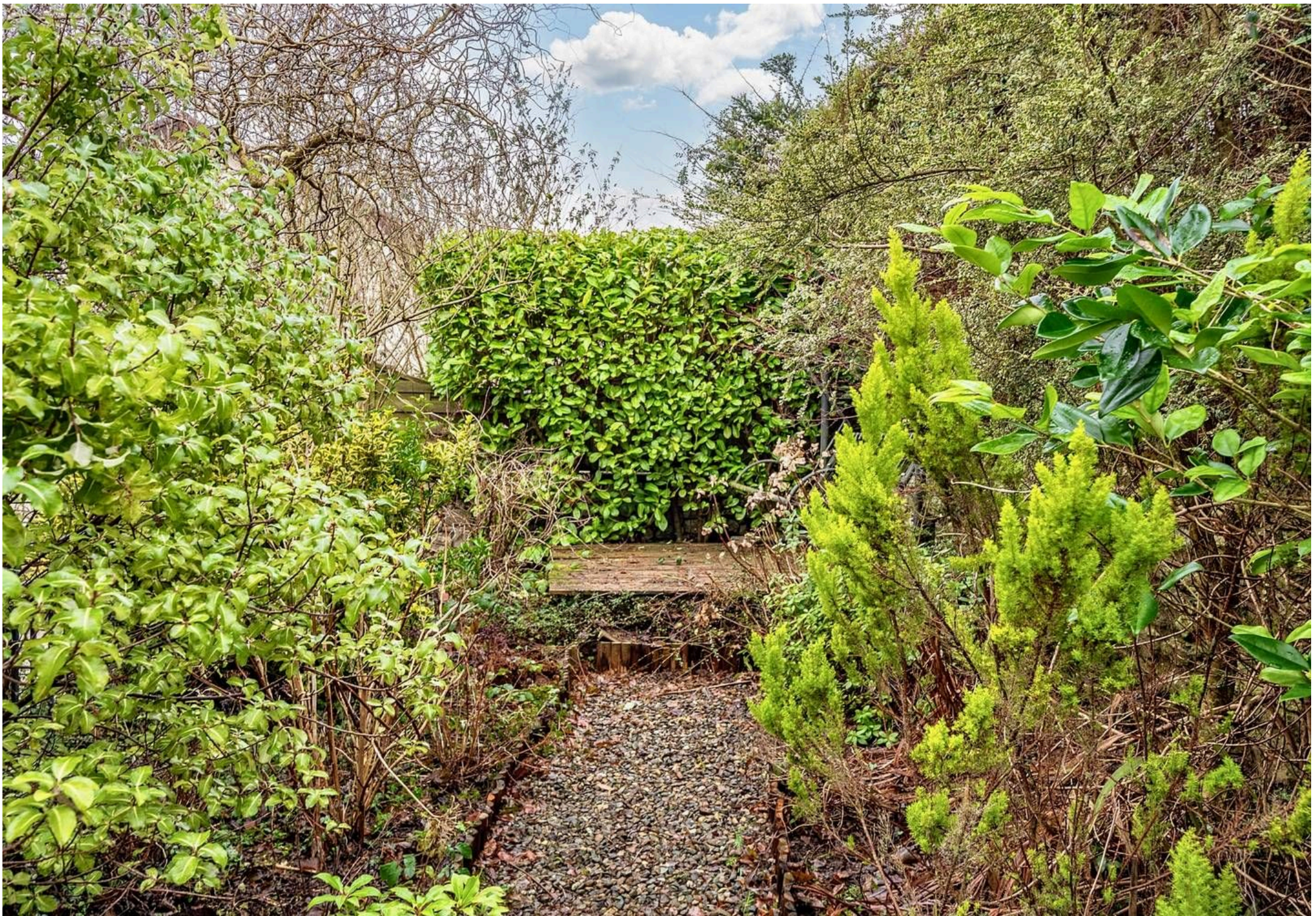
BEDROOM/STUDY

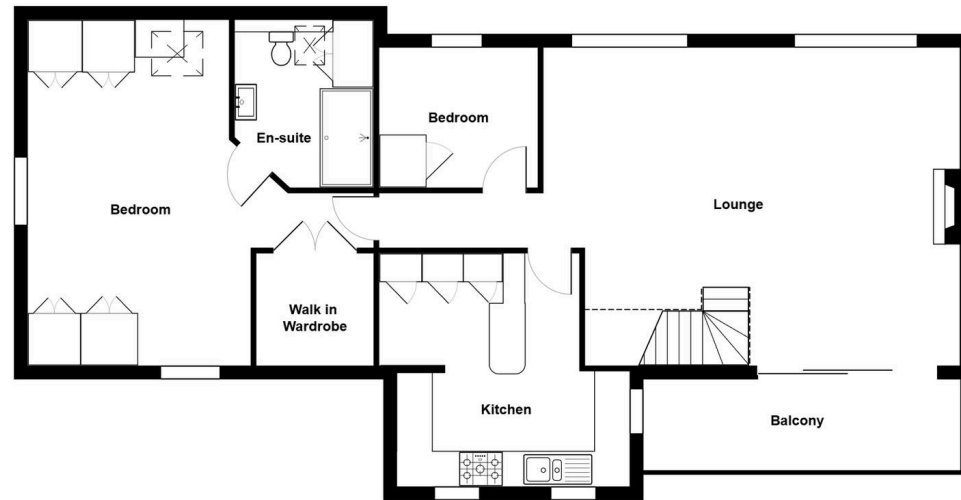
8' 4" x 7' 11" (2.54m x 2.42m)



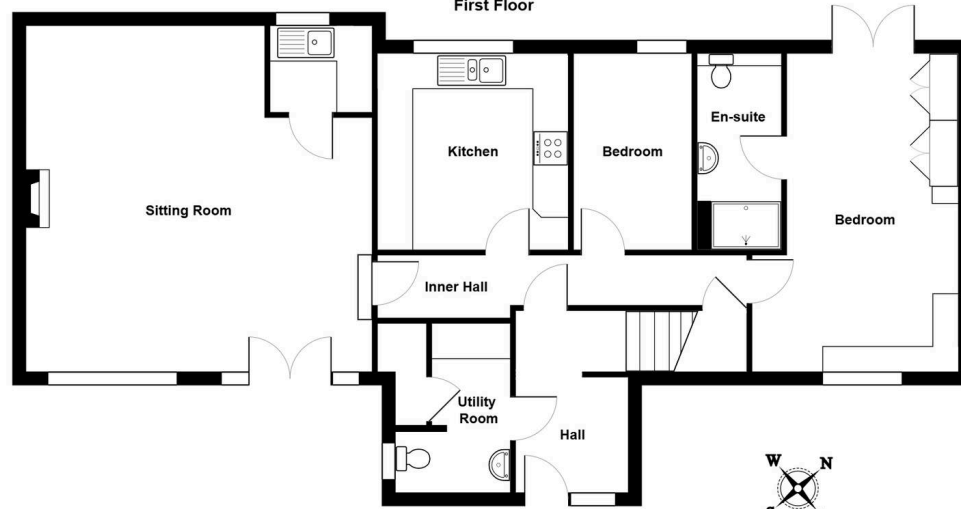








First Floor



Ground Floor

Cragwood, Methven Road, Grange-Over-Sands

Total Area: 199.9 m² ... 2151 ft² (excluding balcony)

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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