



9 Ashmount Gardens, Grange-Over-Sands  
£340,000



## 9 Ashmount Gardens

Grange-Over-Sands, Grange-Over-Sands

Set in the highly desirable coastal town of Grange-over-Sands, this well presented bungalow enjoys a superb position within easy reach of the town centre, promenade and the sweeping shoreline of Morecambe Bay. Grange-over-Sands is renowned for its strong sense of community, attractive Edwardian architecture and relaxed coastal lifestyle. The town offers a wide range of independent cafés, tea rooms and restaurants, along with well regarded local businesses including the town's famous butchers and specialist food shops. Excellent transport links are provided by the mainline railway station with direct services to Lancaster, Barrow and beyond, while road connections allow easy access to the Lake District, Kendal and the M6, making this an ideal base for both full time living and retirement.

The bungalow offers comfortable, single level accommodation with a lovely sense of flow throughout. A welcoming entrance hall leads through to a bright and spacious lounge, creating a calm and inviting space to relax. The fitted kitchen is thoughtfully arranged with ample storage and workspace and also provides space for dining, making it ideal for everyday meals and entertaining alike.

There are two well proportioned double bedrooms, both enjoying pleasant outlooks and offering flexibility for guests, home working or hobbies. The modern shower room is finished with contemporary fittings, providing a clean and stylish space that complements the rest of the home.



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Externally, the property continues to impress with an attractive and well maintained garden featuring decking, established shrubs and a charming pond, creating a peaceful outdoor setting. A useful outbuilding with power offers excellent additional storage, hobbies or potential workspace. The property also benefits from a garage and driveway parking for two vehicles, adding further practicality. With the town centre, promenade and a variety of scenic coastal and countryside walks all just a short stroll away, this home perfectly combines comfort, convenience and the lifestyle Grange-over-Sands is so well known for.

- Well presented bungalow set in a highly desirable and peaceful location in Grange-over-Sands
- The property offers easy, single level living with a well balanced layout, ideal for a variety of buyers
- Fitted kitchen designed for everyday practicality with ample storage and workspace
- Light filled lounge providing a comfortable and welcoming space to relax and unwind
- Two generous double bedrooms, both offering comfortable proportions and flexibility
- Modern bathroom finished with contemporary fittings and a clean, stylish feel
- Seamless flow throughout the home, creating a bright and cohesive living environment
- Attractive garden featuring decking, mature shrubs and a pond
- Useful outbuilding with power, suitable for storage, hobbies or home working
- Garage and driveway parking for two vehicles, with the town centre, promenade and scenic walks all within easy reach

From Main Street in Grange-over-Sands, continue straight ahead until reaching the mini roundabout. Take the third exit, remaining on Main Street, and follow the road as it leads onto Grange Fell Road. Continue along Grange Fell Road, then turn right onto Ashmount Road. Follow this road and take the next right into Ashmount Gardens, where number 9 can be found at the end of the cul-de-sac on the right-hand side. WHAT3WORDS///cackling.forgiving.sports Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

TENURE: FREEHOLD





#### HALLWAY

#### KITCHEN / DINER

19' 7" x 8' 7" (5.98m x 2.62m)

#### LIVING ROOM

#### BEDROOM

14' 7" x 10' 3" (4.45m x 3.12m)

#### BEDROOM

8' 8" x 8' 7" (2.63m x 2.61m)

#### SHOWER ROOM

6' 3" x 5' 6" (1.91m x 1.68m)

#### GARAGE

17' 0" x 8' 6" (5.19m x 2.60m)

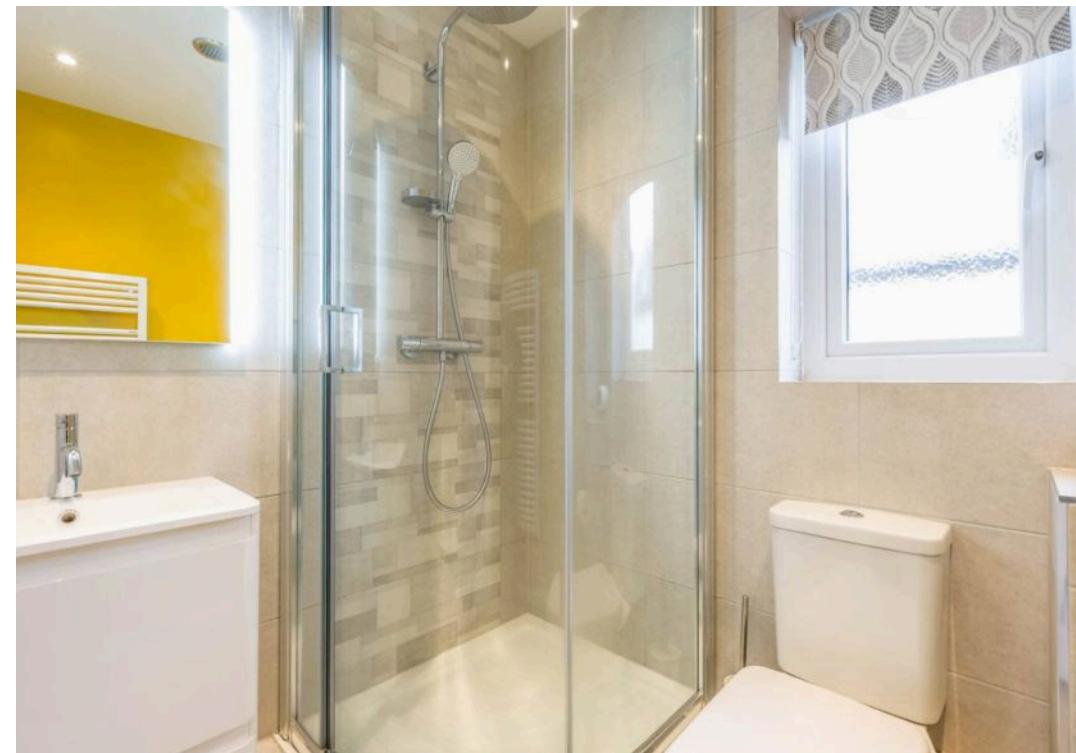
#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### IDENTIFICATION CHECKS

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## THW Estate Agents

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