



51 Carter Road, Grange-Over-Sands  
£650,000





## 51 Carter Road

### Grange-Over-Sands

A beautiful detached residence situated in an elevated position with views overlooking the bay in the popular town of Grange-over-Sands where the amenities include shops, cafes, a post office, banks and the railway station to name a few.

Nestled in a quiet area, this 4-bedroom detached house presents the perfect blend of elegance and functionality, ideal for a growing family. As you step inside, you are greeted by a welcoming open plan living area with views out to the front and a integrated kitchen. The ground floor also has a dining room, utility room and a double bedroom with an en-suite bathroom.

Upstairs on the first floor you will find an amazing sitting room which has balcony access that has views over the front garden and out towards the bay. Three additional bedrooms can be found on the first floor with the main bedroom having a en-suite bathroom. The other two bedrooms have access to the family bathroom as well. The lower ground floor has access to the garage and a store which has plenty of storage available. An added benefit is that a new boiler has also been installed with it only being 6 months old.

The outdoor spaces of this property truly shine, with meticulously manicured south facing gardens enveloping the residence and providing ample opportunities for outdoor relaxation and entertainment. Multiple paved patio seating areas at both the front and rear offer perfect spots for alfresco dining or soaking up the sun. The rear garden features a lush lawn, embraced by high hedges and fences for privacy, creating an area for outdoor enjoyment. At the front, a charming patio seating area provides a picturesque setting with breath-taking views, framed by a lawn and well-maintained planted beds. The balcony accessible from the sitting room offers an additional space for unwinding in the open air on a warm summer day. With garage and driveway parking available, this property ensures practicality alongside its elegant outdoor living spaces, captivating any potential homeowner seeking a harmonious blend of comfort and tranquillity.



- Beautiful detached family home
- Beautiful views to the front
- Sitting room with balcony access and a dining room
- Easy access to the town centre
- A open plan kitchen living area with views to the front
- Utility room on the ground floor and a store located under the ground floor accessed via the garage
- Four bedrooms with one being on the ground floor and three on the first floor
- Stunning gardens to the front and rear
- Two en-suite bathrooms and one family bathroom
- Garage and driveway 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 G

#### 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. Follow the road and take the right onto Carter Road followed by the next right to find number 51 straight ahead. **WHAT3WORDS:**///timeless.sheets.defectors







## LOWER GROUND FLOOR

### GARAGE

26' 3" x 18' 4" (7.99m x 5.59m)

### STORE

13' 5" x 10' 7" (4.09m x 3.23m)

### INNER HALLWAY

7' 5" x 3' 7" (2.26m x 1.10m)

### GROUND FLOOR

#### PORCH

7' 1" x 3' 8" (2.17m x 1.13m)

#### ENTRANCE HALL

13' 7" x 10' 6" (4.14m x 3.21m)

#### KITCHEN LIVING AREA

25' 6" x 10' 7" (7.76m x 3.23m)

#### DINING ROOM

11' 0" x 9' 9" (3.36m x 2.97m)

#### BEDROOM

12' 6" x 8' 8" (3.81m x 2.63m)

#### EN-SUITE

9' 1" x 6' 2" (2.76m x 1.87m)

#### UTILITY ROOM

9' 9" x 5' 1" (2.96m x 1.54m)





## FIRST FLOOR

### LANDING

12' 4" x 11' 11" (3.77m x 3.63m)

### SITTING ROOM

18' 3" x 15' 11" (5.57m x 4.85m)

### BEDROOM

14' 3" x 11' 2" (4.34m x 3.40m)

### EN-SUITE

10' 2" x 6' 2" (3.09m x 1.87m)

### BEDROOM

18' 4" x 9' 11" (5.58m x 3.03m)

### BEDROOM

8' 6" x 7' 9" (2.59m x 2.37m)

### BATHROOM

8' 11" x 6' 2" (2.71m x 1.87m)















**THW Estate Agents**

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