



# Athlone The Crescent, Grange-Over-Sands

Guide Price £285,000





## Athlone The Crescent

Grange-Over-Sands, Grange-Over-Sands

This charming two bedroom bungalow is a must-see for those seeking a bright and airy home in a quiet cul-de-sac location. Situated on a generous plot, this property offers ample living space both inside and out. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Two bedroom Bungalow
- Bright and airy throughout
- Quiet cul-de-sac location
- Off road parking for 2/3 vehicles
- Generous plot



### Front Porch

5' 10" x 3' 7" (1.79m x 1.09m)

Carpeted porch accessed via double glazed external door with wall mounted coat rack and shelving. Obscured glass door to:

### Hallway

L-shaped hallway providing access to the Living room, bathroom and both bedrooms. With two built in cupboards offering additional storage and a radiator.

### Living Room

17' 5" x 13' 4" (5.31m x 4.06m)

A spacious and light dual aspect living room with feature gas fire and surround with pleasant views over your front garden. Double glazed windows to the front and side aspect, two radiators and arched entrance to:

### Dining Room

8' 11" x 9' 5" (2.73m x 2.88m)

Carpeted reception room currently utilised as a studio, with double glazed window to the rear aspect, radiator and access to:

### Kitchen

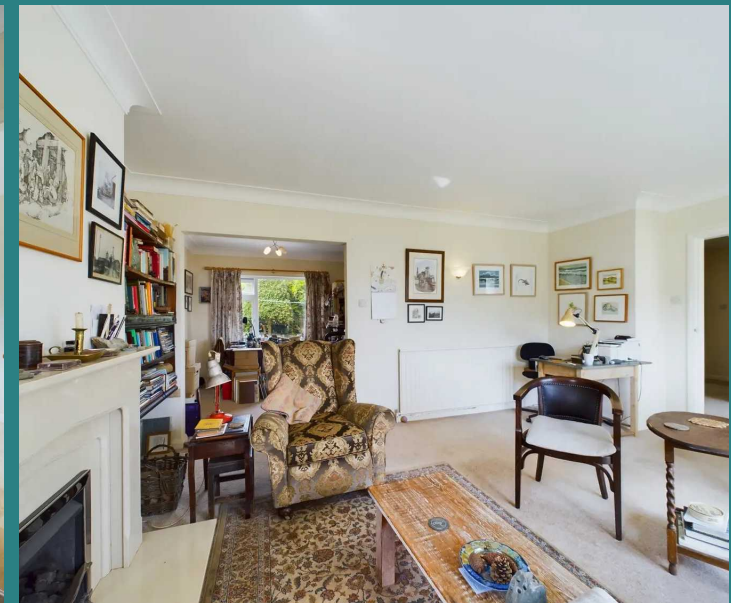
13' 2" x 9' 5" (4.01m x 2.86m)

Light and airy Kitchen with a selection of wall and base units with complimentary worktop and tiled splashback with integrated gas hob (with chrome extractor fan over), electric oven, stainless steel one and a half sink and drainer with chrome mixer tap along with space and plumbing for a washing machine. The room is finished off with a recessed space housing the gas boiler along with a selection of wall mounted shelving and towel rails, overhead cupboard, radiator, double glazed window and obscured double glazed door to the rear aspect.

### Bedroom One

13' 11" x 9' 9" (4.24m x 2.96m)

Carpeted double bedroom with dual aspect double glazed windows to the front and side aspects, built in storage cupboard and a radiator.





### **Bedroom Two**

9' 9" x 13' 0" (2.98m x 3.95m)

Carpeted double bedroom with double glazed windows to the side aspect, built in storage cupboard and a radiator.

### **Bathroom**

6' 10" x 5' 5" (2.08m x 1.66m)

Half tiled bathroom consisting of a three piece suite which includes a low level W/C, pedestal sink and bath with shower over. Obscured double glazed window to rear elevation, towel rail, wall mounted vanity unit and radiator.

### **Front Garden**

Generous sized front garden flanked by a small stone wall with a path leading up to the front door. Either side of the path has a lawned area incorporating various plants, shrubs along with a newly created wild flower area.

### **Rear Garden**

A wrap around rear garden mostly laid to gravel with flower beds filled with mature shrubs and bushes, space for a shed with views down the hill over Grange.

### **Garage**

Single Garage

Extensive garage currently utilised as a workshop and additional storage space. Featuring a manual up and over garage door, numerous built in shelving units and tool hooks, gas meter, two double glazed windows to the side aspects.

### **Off street**

3 Parking Spaces

Graveled drive providing off road parking for 2-3 vehicles leading up to the garage area.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1170.00 ft<sup>2</sup>  
108.70 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## Arnold Greenwood Estate Agents

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