



HUNTERS[®]

HERE TO GET *you* THERE



Priory Crescent, Grange-Over-Sands

£375,000

HUNTERS[®]
HERE TO GET *you* THERE

Situated within Kents Bank Grange Over Sands. Offering bay views, established gardens and a spacious upper ground floor layout.

The accommodation consists of an internal entrance porch with entry doorway into the central hallway featuring solid wooden doors and wood style flooring. Generously spaced lounge with distant bay views, space for a dining table and access into a conservatory. The breakfast kitchen is well equipped with plenty of storage, modern units and appliances with access to a side porch with through door from the front to the back. Furthermore a modern fitted shower, separate W.C. Two double bedrooms to the front and back, with the back master-bedroom being fitted with wardrobes and boasting views across the garden towards Morecambe the bay. The lower ground floor locates a garage/utility area and access to the undercroft for storage or maintenance.

The property benefits mains services and drainage, solar panels, gas central heating and double glazing.

Outside property you will find established front and rear gardens offering plenty of areas of interest including planting beds, a pond, with landscaped grounds to the front and rear.

Grange Over Sands is a traditional Edwardian coastal town with a range of shops, cafes and facilities; including doctors surgery, regular bus routes, mainline train station and great road links to the A590 and the M6 motorway.

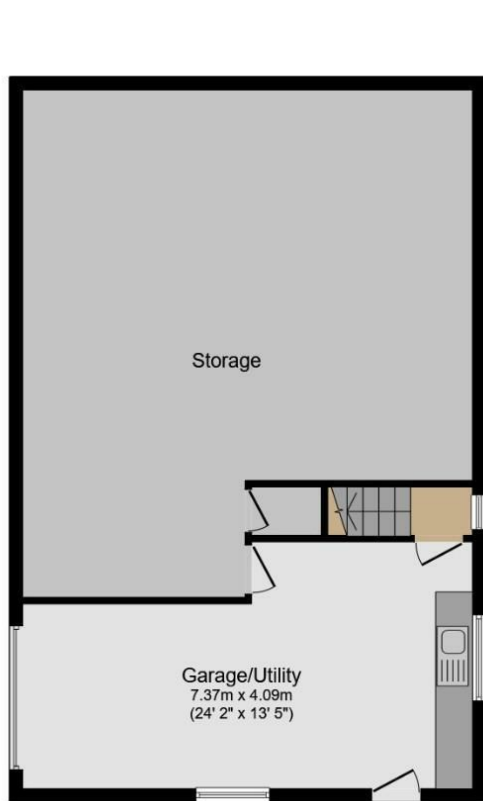
KEY FEATURES

- Ideal retirement property
- Spacious and modern layout
- Two double bedrooms (master ensuite)
- Well equipped breakfast kitchen
- Contemporary shower room suite and separate W.C
- Distant views towards Morecambe bay
- Two double bedrooms (the master with fitted storage)
- Lower ground floor with garage/ utility area
- Established gardens and off road parking
- Energy performance certificate awaited

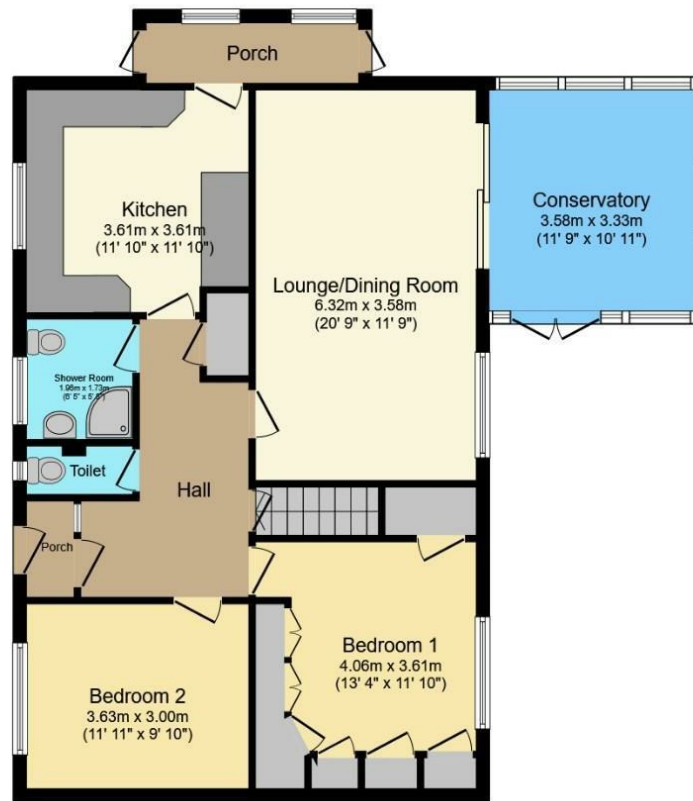






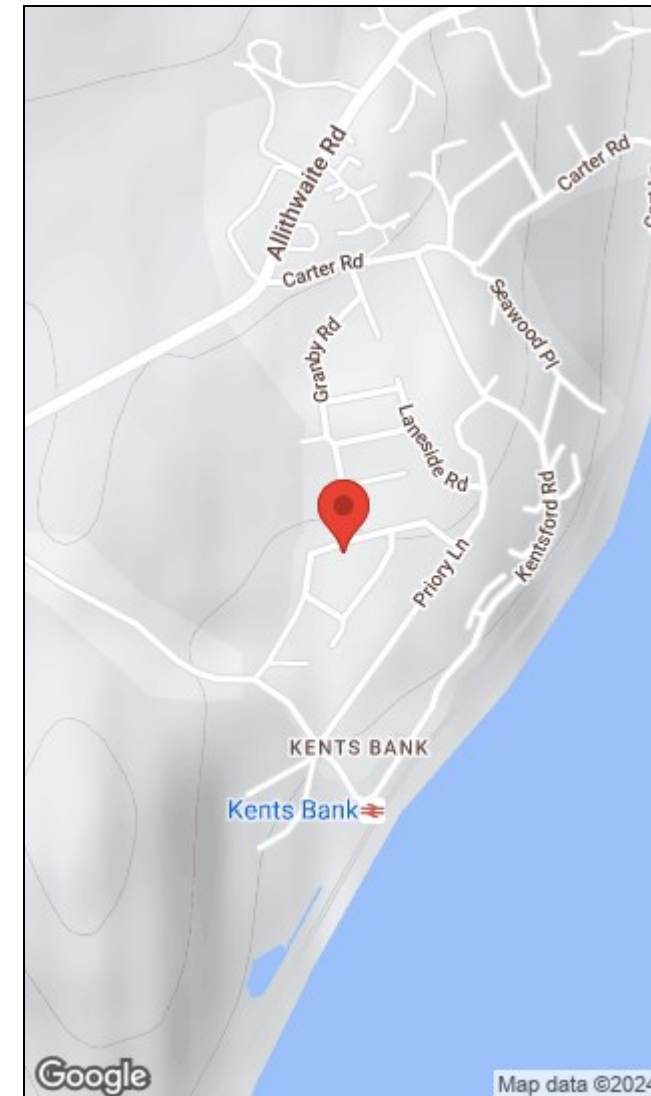


Lower Ground Floor



Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| Not energy efficient - higher running costs | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales <small>EU Directive 2002/91/EC</small> | | England & Wales <small>EU Directive 2002/91/EC</small> | |

86 Highgate, Kendal, LA9 4HE | 01539 816399
 kendal@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Graeme Macleod Property Ltd | Registered Address: 6 Abbey Street, Carlisle, England, CA3 8TX | Registered Number: 12158581 England and Wales | VAT No: 334 0087 32 with the written consent of Hunters Franchising Limited.