



**POOLE  
TOWNSEND**

# 53 Priory Lane, Grange over Sands

£460,000

2 1 1



- Impressive Detached Home
- Sought After Residential Area
- Expansive Bay Views
- Potential for Development (Subject to Planning)
- Well Appointed Kitchen
- 2 Double Bedrooms
- Large Enclosed Garden
- Substantial Garage and Workshop
- Freehold Council Tax Band E
- Early Viewing Recommended



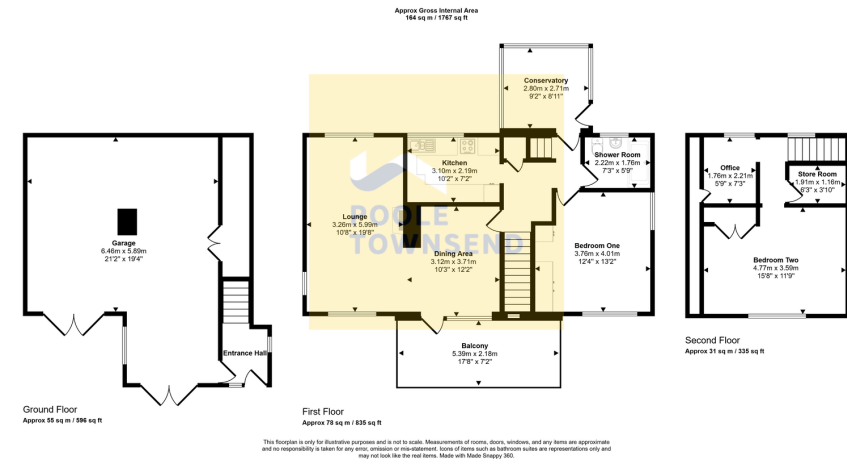
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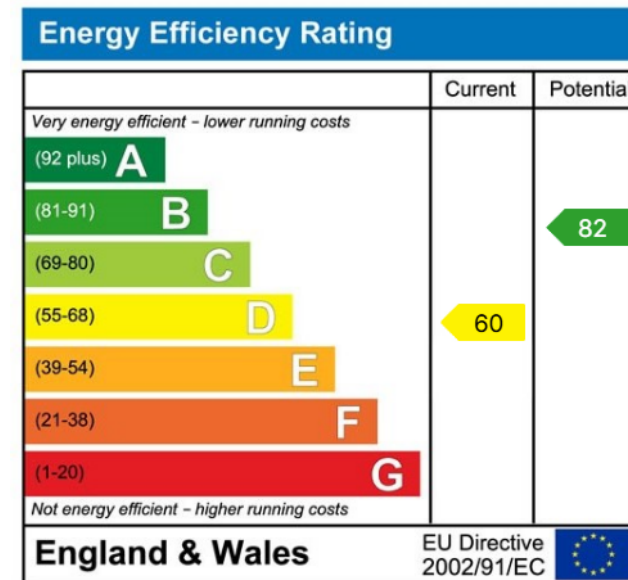
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Occupying a deceptively spacious plot within a sought-after residential development, this impressive detached home boasts expansive bay and fell views, along with exciting potential for extension or development (subject to the necessary planning consents). Wonderfully bright and airy, the living accommodation is arranged over two floors, with the spacious open-plan lounge and dining area at its heart. This area features a Clearview wood burner and opens onto a balcony. The well-appointed kitchen offers ample storage and preparation space, while the charming conservatory provides seamless access to the large enclosed garden. Completing the ground floor is a generous double bedroom with fitted wardrobes and picturesque bay views, along with a shower room. Upstairs a further double bedroom enjoys bay views, accompanied by a dedicated home office and a useful store room. Additional



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