



**POOLE
TOWNSEND**

Flat 1 The Granary, Main Street, Grange over Sands

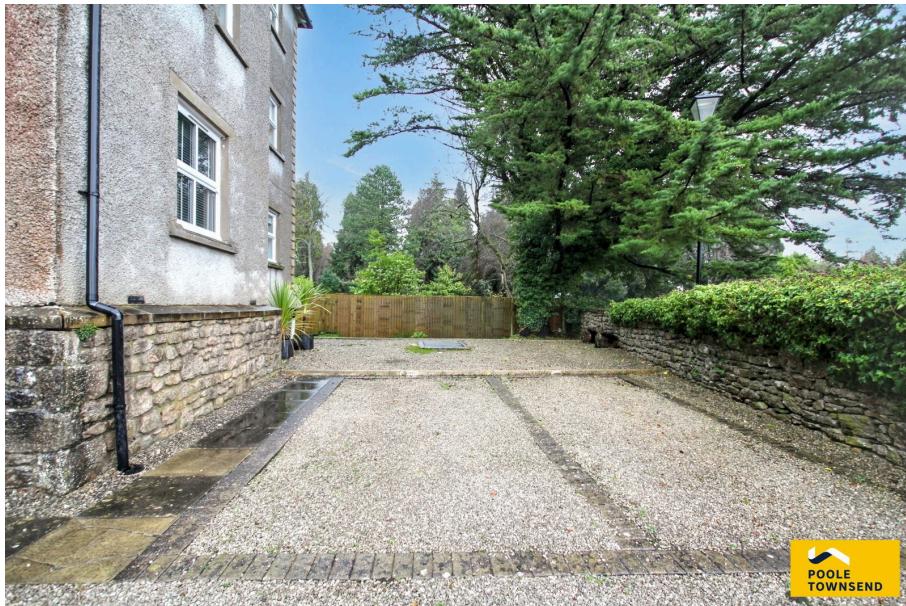
£185,000

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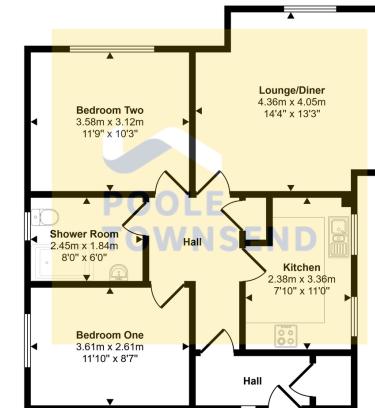


- Nestled in the picturesque Edwardian coastal town
- Spacious, light-filled lounge/diner
- Contemporary shower room with under floor heating
- Prime location close to amenities, transport links, and Grange-over-Sands'
- ~~Household Council Tax Band B~~ • No onward chain
- Beautifully upgraded ground floor apartment
- Modern, fully equipped breakfast kitchen
- Two generously sized double bedrooms
- Allocated parking space





Approx Gross Internal Area
63 sq m / 675 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Nestled in the picturesque Edwardian coastal town of Grange-over-Sands, this beautifully upgraded ground floor apartment offers a perfect blend of contemporary style and low-maintenance living. With no onward chain, the apartment boasts spacious and light-filled accommodation throughout. The inviting lounge/diner offers a warm and airy space, ideal for relaxing or entertaining, while the modern breakfast kitchen is fully equipped for everyday convenience. The contemporary shower room and two generously sized double bedrooms ensure comfort and privacy. Additional highlights include an allocated parking space and easy access to local amenities, transport links, and the stunning local coastline. Whether you're seeking a stylish main residence or a peaceful second home, this property offers an exceptional opportunity in one of Cumbria's most desirable locations.

Visit us at

www.pooletownsend.co.uk

enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00

Saturday 9.00 – 1.00

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

Barrow 01229 811811

Ulverston 01229 588111

Grange 015395 33316

Kendal 01539 734455

Milnthorpe 015395 62044