



**POOLE
TOWNSEND**

Woodside Gardens, Ashmount Road, Grange over Sands

£675,000

 3  3  2



- Private edge-of-town-centre setting with space, style, and tranquillity
- Far-reaching views across Morecambe Bay from almost every room
- Welcoming living room with wood-burning stove and bay window opening to a terrace
- Bright extended kitchen/diner opening onto a covered patio, ideal for entertaining
- Two further double bedrooms upstairs, plus landscaped split-level gardens, water feature, and ample off-road parking
- Extensive, beautifully maintained gardens surrounding the property
- Light-filled accommodation arranged over two floors
- Luxurious principal suite with built-in wardrobes and en-suite bathroom
- Practical ground floor with utility room, shower room, and integral double garage
- Freehold. Council Tax E



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Occupying a private position on the edge of the town centre, this exceptional home combines space, style, and tranquillity within extensive, beautifully maintained gardens. From almost every room, far-reaching views across Morecambe Bay provide a breathtaking backdrop. The light-filled interiors are arranged over two floors, with a welcoming living room featuring a wood-burning stove and bay window opening onto a terraced seating area. The principal suite is a luxurious retreat with built-in wardrobes and en-suite bathroom, while the extended kitchen/diner, flooded with natural light, opens onto a covered patio and gardens, ideal for entertaining. A utility room, ground-floor shower room, and integral double garage complete the ground floor. Upstairs, two further double bedrooms with eaves storage and a modern shower room offer family accommodation. Split-level lawns, patio areas, a water feature, and garden store

Visit us at

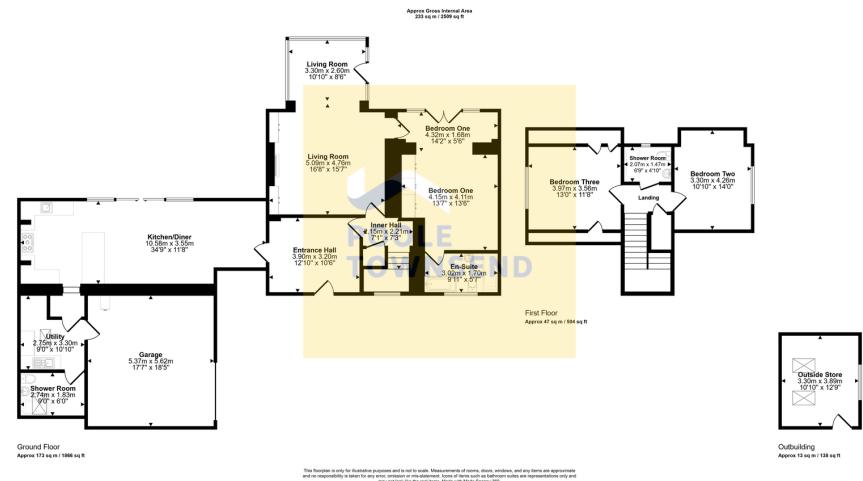
www.pooletownsend.co.uk

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		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G	67	
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