



**POOLE
TOWNSEND**

Charney Court, Grange over Sands

£270,000

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Occupying an elevated and sought-after position on the edge of the town centre, this beautifully presented semi-detached true bungalow enjoys a tranquil setting with far-reaching views across Morecambe Bay. Having been recently renovated and thoughtfully modernised throughout, the property offers stylish, light-filled accommodation finished to a high standard. At the heart of the home is a spacious lounge/diner, which flows effortlessly into a bespoke fitted kitchen complete with integrated appliances, creating an ideal space for both everyday living and entertaining. The bungalow further offers two well-proportioned bedrooms and a sleek, contemporary shower room. Additional features include a substantial undercroft providing excellent storage or potential use, generous driveway parking, a detached garage, and attractively arranged low-maintenance front and rear gardens. Offered with no onward chain, this exceptional home is ready for immediate occupation and early viewing is highly recommended to fully appreciate its position and quality.

Directions

For Satnav users enter: LA11 6DL

For what3words app users enter: manager.regarding.pest

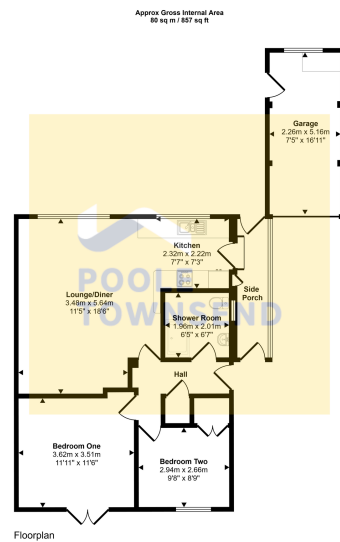
Location

Charney Court is a popular and private residential area situated in an elevated location, allowing picturesque outlooks over Grange over Sands towards Morecambe Bay and beyond. The Edwardian coastal town of Grange over Sands has a wide range of local amenities including boutique-style shops, cafes, convenience stores and a renowned butchers. There are also picturesque walks along The Promenade, ornamental gardens as well as transport links via the bus and train station.

Description

This fabulous true bungalow is accessed via a sheltered porch, providing a practical space for removing muddy shoes. A PVC door opens into a welcoming entrance hall, where doors lead to all areas of the accommodation, and a fitted cupboard offers useful storage





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 misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Happy 360.

- Recently Renovated
- Beautifully Presented
- Thoughtfully Modernised
- High Standard
- Contemporary Living
- Attention to Detail
- Quality Finishes
- Move-in Ready
- Freehold/ Council Tax Band - C
- Early Viewing Recommended



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