



Ashwood Kents Bank Road, Grange-Over-Sands

Guide Price £205,000





Ashwood Kents Bank Road

Grange-Over-Sands

A fully renovated detached residence located within the beautiful town of Grange-over Sands. The property is conveniently placed for the many amenities available within the popular historic seaside town which include a variety of shops, cafes, a library, health care, railway station and post office. The property is offered for sale with no upper chain.

Nestled serenely off the prestigious Kents Bank Road, this detached house offers a perfect blend of peaceful seclusion and convenient access to the town centre. The property has been meticulously renovated, boasting a delightful kitchen with integrated lounge space, three generously sized bedrooms, a family bathroom, and a convenient downstairs toilet. The ample driveway parking ensures that convenience is never compromised. Embraced by delightful gardens to the front and rear, this home offers a serene sanctuary for its lucky inhabitants. The front garden features charming planting beds with rockery features, leading to the rear garden with stocked borders on each side. A pathway provides a seamless connection to the rear garden, where a lush landscape awaits with stocked borders and a cosy patio seating area, perfect for alfresco dining. Well-established trees and hedges envelope the outdoor space, creating a harmonious blend of nature and tranquillity.

Seamlessly blending indoor and outdoor living, this property offers an enchanting retreat for those seeking comfort and style. The rear garden beckons with ample space for potted plants, providing green thumbs the perfect canvas to express their creativity. Whether enjoying a morning coffee on the patio or admiring the blooms in the garden, this property offers a picturesque backdrop for every moment. Delight in the beauty of nature from the comfort of your own home, surrounded by the verdant landscapes that grace the property.

- Attractive detached home set back from the desirable Kents Bank Road
- Three well proportioned bedrooms, including two ground floor doubles
- Stylish kitchen with lounge/dining space, ideal for modern family living
- Located in the popular coastal town of Grange-over-Sands, close to the town centre and amenities
- Fully renovated throughout, offering a move in ready home
- Newly installed solar panels providing excellent energy efficiency
- Beautiful gardens to both the front and rear, perfect for relaxing or entertaining
- Modern family bathroom plus an additional downstairs WC and utility
- Generous off road parking for two vehicles
- Beautifully maintained front and rear gardens, offering delightful outdoor space

EPC RATING F SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX BAND CURRENTLY C

TENURE: FREEHOLD

DIRECTIONS

From the centre of Grange Office proceed onto The Esplanade and continue to merge into Kents Bank Road. The private driveway for Ashwood Kents Bank Road can be found on the right immediately opposite the fire station.

WHAT3WORDS:autumn.bungalows.dive





GROUND FLOOR

ENTRANCE HALL

13' 11" x 8' 5" (4.24m x 2.57m)

BEDROOM

14' 6" x 10' 0" (4.42m x 3.05m)

BEDROOM

11' 0" x 10' 0" (3.35m x 3.05m)

DOWNSTAIRS W.C./UTILITY

7' 1" x 4' 0" (2.17m x 1.21m)

FIRST FLOOR

LANDING

7' 0" x 4' 1" (2.13m x 1.25m)

KITCHEN/LOUNGE

24' 0" x 11' 6" (7.31m x 3.51m)

BEDROOM

10' 0" x 9' 0" (3.05m x 2.74m)

BATHROOM

6' 2" x 3' 8" (1.89m x 1.11m)

IDENTIFICATION CHECK

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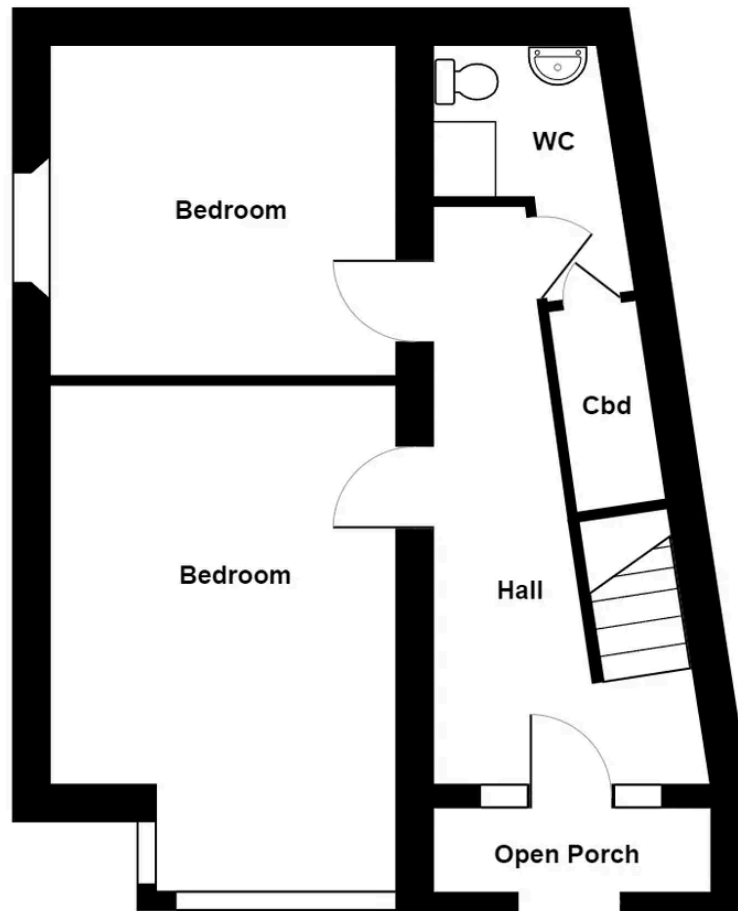
Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



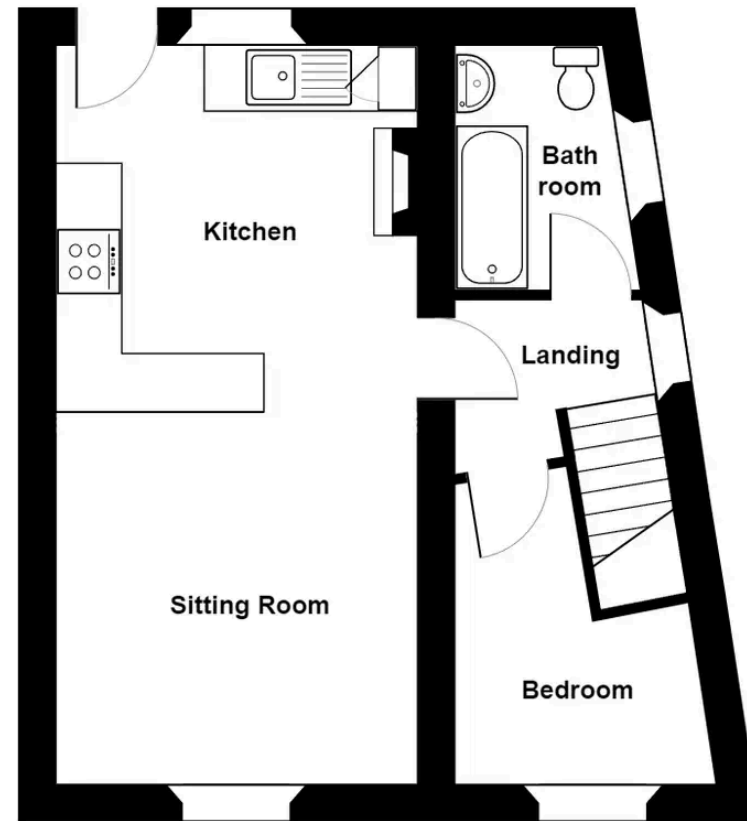








Ground Floor



First Floor



Ashwood, Kents Bank Road, Grange-over-Sands

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

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