



Mayfield Terrace, Grange-Over-Sands, LA11 7DW

£440,000

Welcome to 3 Mayfield Terrace, a beautifully presented five-bedroom, four-bathroom terraced residence situated on Kents Bank Road in Grange-over-Sands (LA11 7DW). This freehold property is offered at £450,000, full of character, light, and quality craftsmanship throughout.



3 Mayfield Terrace, Grange-Over-Sands, LA11 7DW

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 5 bedroom mid terraced house, situated in Grange-over-Sands. Benefiting from spacious living accommodation set over 4 floors, Sea views from the rear aspect and modern sophisticated decor throughout.

The living accommodation briefly comprises of; 2 spacious reception rooms, conservatory, kitchen/diner, utility and WC/cloaks. 3 double bedrooms with en-suite, 2 further double bedrooms and a modern family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, while within walking distance of the local Beach.

FREEHOLD

Council tax band - A

BASEMENT LEVEL

Kitchen/diner 16'2" x 12'1" (4.95 x 3.70m)

Tile flooring with spotlighting and breakfast island. A range of fitted kitchen units, Granite worktops and integrated kitchen appliances, including oven, hob and hood

Dining room 12'9" x 13'4" (3.91 x 4.07m)

Carpet flooring with curtains

Conservatory 11'6" x 16'4" (3.52 x 4.99m)

Carpet flooring with patio doors leading to the rear garden and blind

Utility 5'8" x 10'9" (1.75 x 3.30m)

Carpet flooring fitted kitchen units, worktops, sink and plumbing for washing machine

WC/cloaks

Tile flooring with 2 piece bathroom suite in white and heated towel rail

GROUND FLOOR

Lounge 16'5" x 13'5" (5.01 x 4.10m)

Carpet flooring with bay fronted window and curtains

Bedroom 13'1" x 13'10" (4.01 x 4.24m)

Carpet flooring with window to the rear elevation and curtains

En-suite

Carpet flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting, heated towel rail and partially tiled decor

FIRST FLOOR

Bedroom 13'3" x 10'4" (4.04 x 3.16m)

Carpet flooring with window to the front elevation, curtains and blind

En-suite

Carpet flooring with 2 piece bathroom suite in white, separate showering enclosure and partially tiled decor

Bedroom 13'9" x 13'7" (4.21 x 4.15m)

Carpet flooring with window to the rear elevation, curtains and blind

En-suite

Carpet flooring with 2 piece bathroom suite in white, separate showering enclosure and partially tiled decor

Bedroom 9'6" x 8'3" (2.92 x 2.52m)

Carpet flooring with window to the front elevation. curtains and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and heated towel rail

SECOND FLOOR

Bedroom 13'9" x 13'7" (4.21 x 4.15m)

Carpet flooring with spacious storage areas within eaves and Velux-style window

EXTERNAL

Beautifully presented rear garden with artificial lawn, enclosed by low level fencing. Purpose built outbuilding, currently being used as a fully functioning 'Pizza Shed'.





