



4 Kilmidyke Drive, Grange-Over-Sands
£315,000



4 Kilmidyke Drive

Grange-Over-Sands

Occupying an elevated position with superb panoramic views across Morecambe Bay, this well presented semi-detached bungalow offers bright and comfortable accommodation together with attractive outdoor space and parking. Enjoying a peaceful setting whilst remaining convenient for the amenities available within Grange-over-Sands, the property presents an excellent opportunity for a variety of buyers.

The accommodation is arranged across a single level and is filled with natural light throughout. A welcoming sitting room enjoys the outstanding outlook, while the fitted kitchen provides practical space for everyday living. Front and rear porches add further versatility and enhance the connection between the indoor and outdoor space.

The bungalow offers two double bedrooms served by a modern shower room. The layout is well balanced and provides comfortable accommodation ready to move into and enjoy.

Externally, the property benefits from gardens to both the front and rear. While the front garden enjoys picturesque views, a decked seating area to the rear provides an ideal place to relax, a garden shed with power offers useful storage and workspace. Parking is available to both the front and rear of the property, adding valuable practicality.

Combining well presented accommodation, attractive outdoor space and spectacular views across Morecambe Bay, this is an excellent opportunity to acquire a lovely bungalow within a highly desirable coastal location.

- Semi detached bungalow
- Panoramic views across Morecambe Bay
- Fitted kitchen
- Bright and airy sitting room
- Two double bedrooms
- Modern shower room
- Front and rear porch
- Decked seating area and garden
- Garden shed with power
- Parking to the front and rear
- Easy access to Grange-over-Sands town centre

WHAT3WORDS://freedom.sweetener.enlighten

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





PORCH

6' 8" x 5' 9" (2.03m x 1.76m)

HALLWAY

16' 7" x 4' 0" (5.05m x 1.22m)

LIVING ROOM

16' 1" x 13' 4" (4.89m x 4.06m)

KITCHEN

12' 7" x 10' 4" (3.84m x 3.14m)

REAR PORCH

14' 2" x 3' 4" (4.31m x 1.02m)

BEDROOM

13' 5" x 10' 3" (4.08m x 3.13m)

BEDROOM

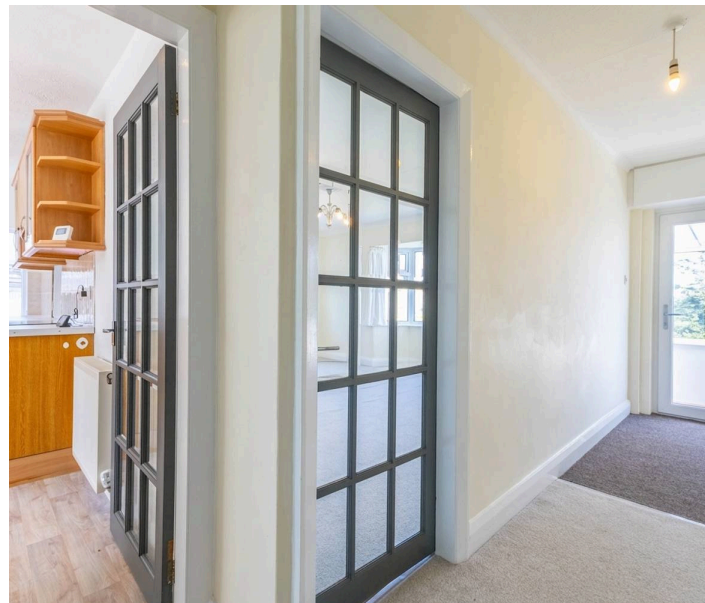
12' 2" x 10' 2" (3.71m x 3.10m)

SHOWER ROOM

6' 10" x 5' 5" (2.09m x 1.64m)

SHED

8' 7" x 6' 8" (2.62m x 2.02m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

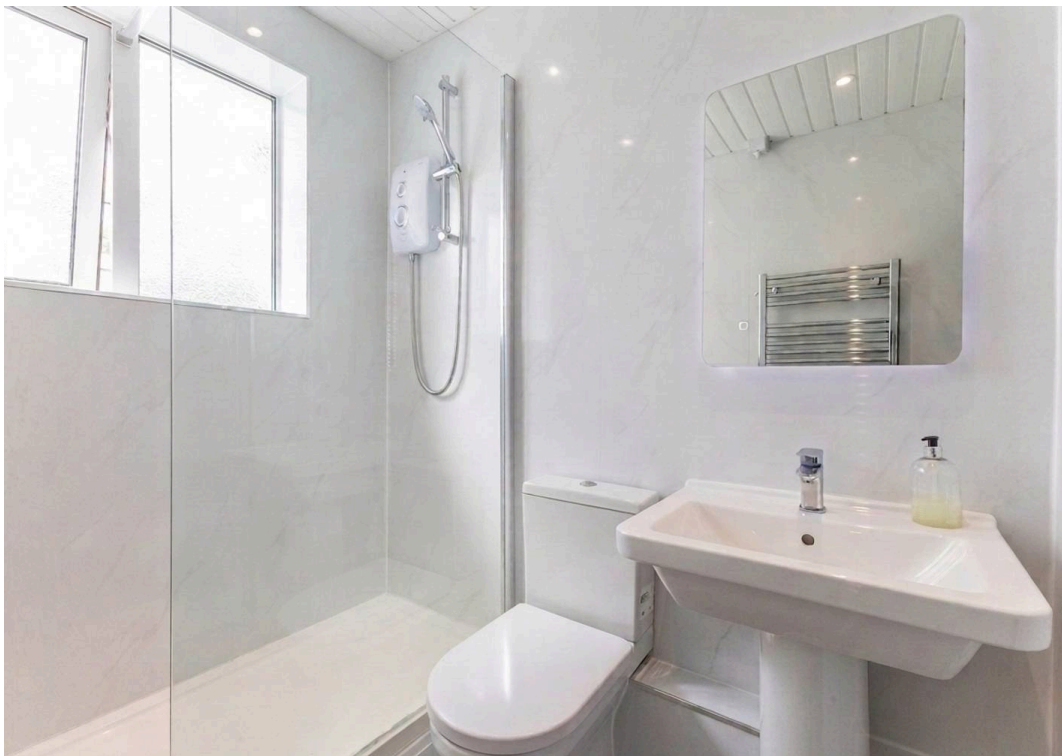
COUNCIL TAX BAND currently Band C

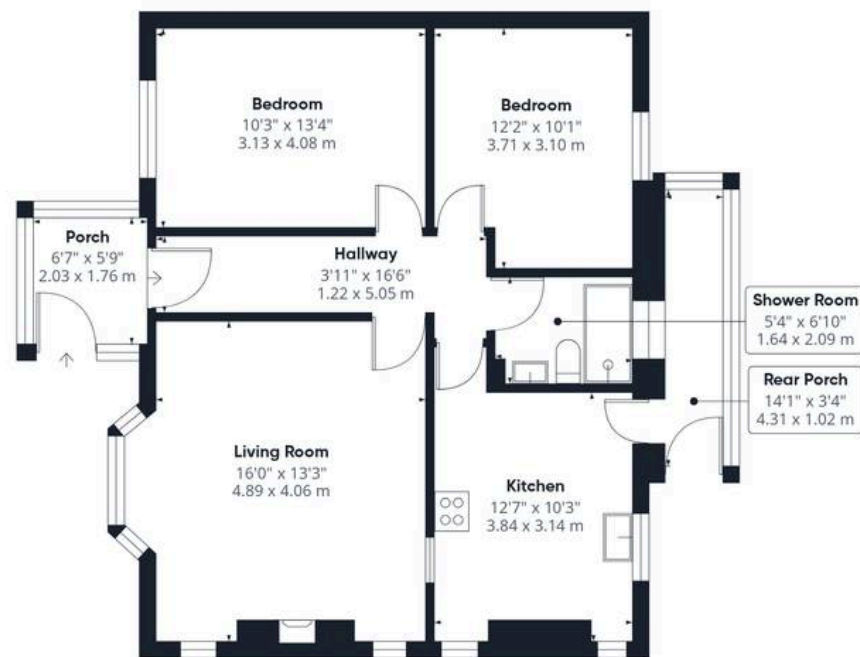
TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

870 ft²

80.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.