



**POOLE
TOWNSEND**

Kentsford Road, Grange-over-Sands, Cumbria, LA11 7BB

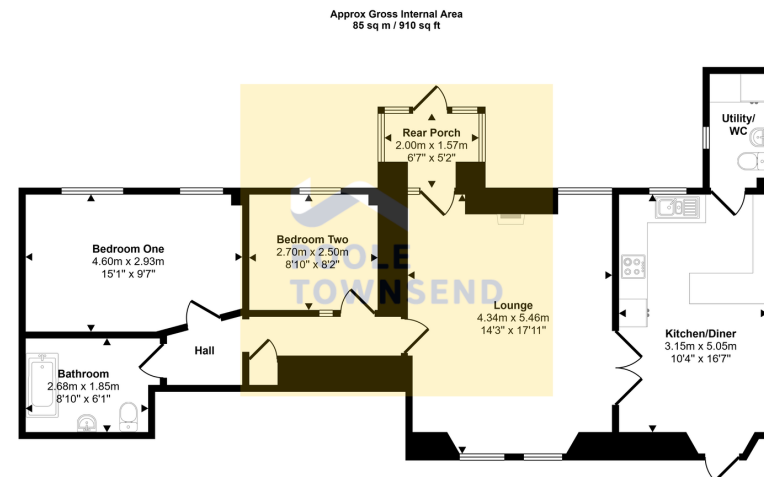
£375,000

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- Situated in a converted Victorian residence in Grange-over-Sands
- Close to the promenade with views over Morecambe Bay
- Modern fitted kitchen with integrated appliances
- Two double bedrooms and a well-appointed bathroom
- Designated parking for two vehicles and convenient access to local amenities
- Ground floor apartment blending period charm with modern comfort
- Bright reception room with a wood-burning stove
- Separate utility room and additional WC
- Communal grounds plus private patio and secluded garden with arbour and pond
- Leasehold

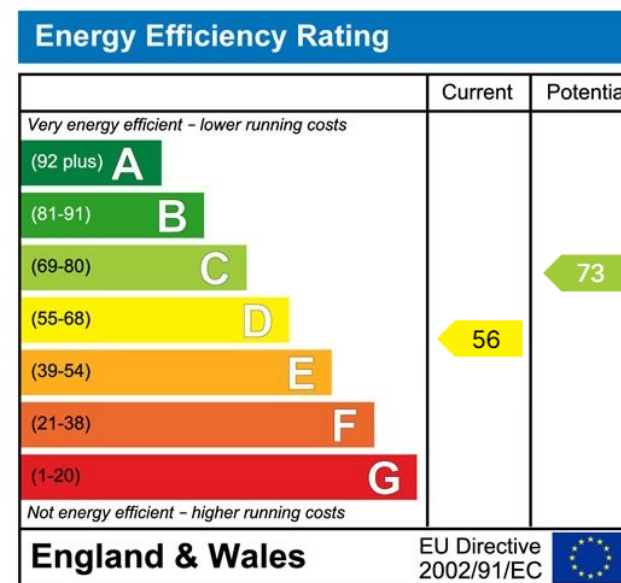




Floorplan

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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Set within an elegant converted Victorian residence in the coastal resort of Grange-over-Sands, this beautifully presented ground floor apartment offers a blend of period charm and modern comfort. Ideally located close to the promenade, it enjoys views across the ever-changing sands of Morecambe Bay. The light-filled accommodation includes a welcoming reception room with a wood-burning stove, creating a cosy focal point. Internal doors lead through to a modern fitted kitchen with integrated appliances and access to a separate utility and WC. There are also two comfortable double bedrooms and a well-appointed bathroom. Externally, the property benefits from well-maintained communal grounds, private patio areas, and a secluded garden with pond, enjoying elevated coastal views. Further features include designated parking for two vehicles and a convenient location close to local amenities, making this an ideal main residence or coastal



Visit us at
www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

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