



POOLE
TOWNSEND

Pettitoes, Cragg Drive, Grange over Sands

£470,000

5 3 1



- Convenient Location: The property is within a short walk of town centre
- Generously Proportioned: The property is spacious, with accommodation spread
- Bright Bay Windowed Lounge: Located on the first floor with balcony access.
- Five Bedrooms: Including a principal suite, plus two loft double bedrooms with eaves
- Gas Central Heating by Combination Boilers.
- Elevated Position: Offers stunning views across Morecambe Bay.
- Versatile Accommodation: Includes two bathrooms plus an en-suite shower room.
- Well-Appointed Kitchen with Walk-In Pantry: A functional kitchen that includes a walk-in pantry.
- Externally Features: Extensive lawned gardens with planted borders, off-road parking, and a single garage.
- NO UPPER CHAIN





Conveniently located within a short walk of the town centre amenities, this superb detached residence occupies an elevated position with stunning views across Morecambe Bay and is offered for sale with no onward chain. Generously proportioned and arranged over three floors, the versatile accommodation is ideal for families or multi-generational living. The main living space is on the first floor and includes a bright bay-windowed lounge with balcony access, a spacious dining and sitting room opening to the kitchen and walk-in pantry, and a bathroom. Five bedrooms are arranged over the ground and second floors, including a principal suite with dressing room and en-suite, a modern family bathroom, and two loft double bedrooms with eaves storage. Externally are terraced patios, lawned gardens with planted borders, off-road parking, and a single garage with utility area.

Visit us at

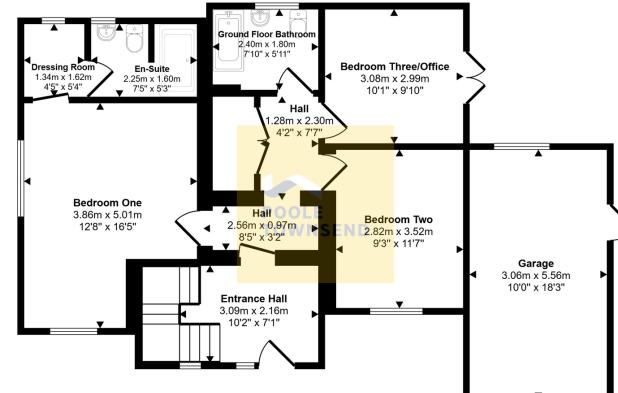
www.pooletownsend.co.uk

enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00

Saturday 9.00 – 1.00



Ground Floor
Approx 87 sq m / 937 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Barrow 01229 811811

Ulverston 01229 588111

Grange 015395 33316

Kendal 01539 734455

Milnthorpe 015395 62044