



3 East View Kents Bank Road, Grange-Over-Sands  
£135,000



## 3 East View Kents Bank Road

### Grange-Over-Sands

Located within the centre of Grange-over-Sands, this well presented second floor apartment offers comfortable accommodation together with the rare advantage of both a private garden and allocated parking. Enjoying easy access to the town's shops, amenities and promenade, the property presents an excellent opportunity for buyers seeking a conveniently positioned home with scope for further enhancement.

The accommodation is well proportioned throughout and includes a spacious sitting room providing a comfortable setting for everyday living. The kitchen serves the property well and offers potential for buyers to update and personalise over time if desired.

The apartment offers two bedrooms served by a bathroom. Presented in good order throughout, the property is ready to move into whilst providing the opportunity to make further improvements and create a home tailored to individual tastes and requirements.

A particularly attractive feature of the property is the private garden, which belongs exclusively to the apartment and provides valuable outdoor space for relaxing, gardening and enjoying the surroundings. The property also benefits from an allocated parking space, adding further convenience. Combining a central location, outdoor space and exciting potential, this is an excellent opportunity to acquire a home within one of Grange-over-Sands' most convenient settings. Furniture and furnishings may be available by separate negotiation.

- Well presented second floor apartment within Grange-over-Sands
- Convenient location close to the town centre and local amenities
- Spacious sitting room providing a comfortable living environment
- Fitted kitchen offering practicality for everyday living
- Two well proportioned bedrooms
- Bathroom serving the accommodation
- Private garden belonging exclusively to the apartment
- Allocated parking space
- Offering excellent potential for further enhancement and personalisation
- Furniture and furnishings available by separate negotiation

**DIRECTIONS:**

WHAT3WORDS://twitching.receive.fork

**SERVICES**

Mains electric, mains gas, mains water, mains drainage

**EPC RATING C**

**COUNCIL TAX BAND** currently Band B

**TENURE: LEASEHOLD**





#### **ENTRY**

3' 1" x 2' 11" (0.93m x 0.88m)

#### **LANDING**

6' 5" x 6' 2" (1.95m x 1.87m)

#### **LIVING ROOM**

18' 5" x 12' 3" (5.61m x 3.74m)

#### **KITCHEN**

8' 11" x 8' 10" (2.72m x 2.68m)

#### **HALLWAY**

9' 0" x 2' 8" (2.74m x 0.82m)

#### **BEDROOM**

11' 11" x 11' 11" (3.64m x 3.63m)

#### **BEDROOM**

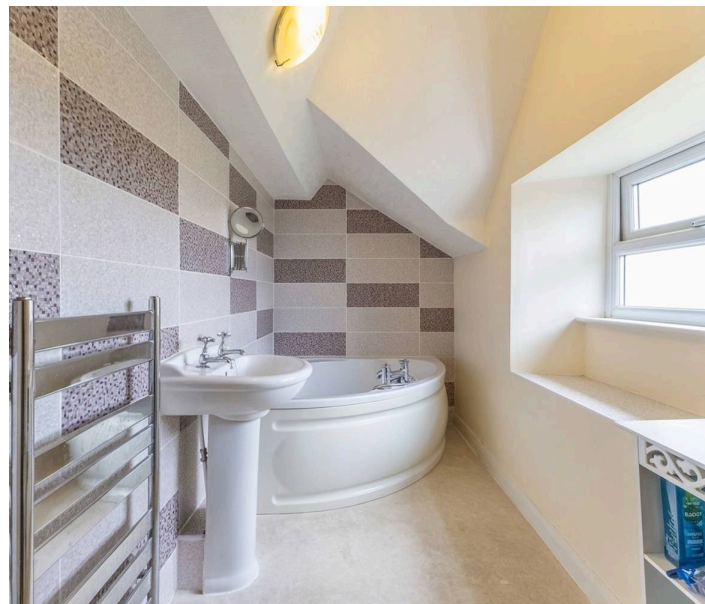
12' 0" x 9' 8" (3.65m x 2.94m)

#### **BATHROOM**

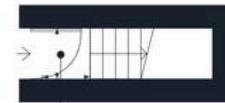
11' 10" x 5' 0" (3.61m x 1.52m)

#### **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.







**Entry**  
3'0" x 2'10"  
0.93 x 0.88 m

**Ground Floor**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

745 ft<sup>2</sup>  
69.1 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

**GIRAFFE 360**



## THW Estate Agents

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

015395 33335 • [grange@thwestateagents.co.uk](mailto:grange@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.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.