



Ashwood Kents Bank Road, Grange-Over-Sands  
£275,000





## Ashwood Kents Bank Road

### Grange-Over-Sands

A fully renovated detached residence located within the beautiful town of Grange-over Sands. The property is conveniently placed for the many amenities available within the popular historic seaside town which include a variety of shops, cafes, a library, health care, railway station and post office. The property is offered for sale with no upper chain.

Nestled serenely off the prestigious Kents Bank Road, this detached house offers a perfect blend of peaceful seclusion and convenient access to the town centre. The property has been meticulously renovated, boasting a delightful kitchen with integrated lounge space, three generously sized bedrooms, a family bathroom, and a convenient downstairs toilet. The ample driveway parking ensures that convenience is never compromised. Embraced by delightful gardens to the front and rear, this home offers a serene sanctuary for its lucky inhabitants. The front garden features charming planting beds with rockery features, leading to the rear garden with stocked borders on each side. A pathway provides a seamless connection to the rear garden, where a lush landscape awaits with stocked borders and a cosy patio seating area, perfect for alfresco dining. Well-established trees and hedges envelope the outdoor space, creating a harmonious blend of nature and tranquillity.

Seamlessly blending indoor and outdoor living, this property offers an enchanting retreat for those seeking comfort and style. The rear garden beckons with ample space for potted plants, providing green thumbs the perfect canvas to express their creativity. Whether enjoying a morning coffee on the patio or admiring the blooms in the garden, this property offers a picturesque backdrop for every moment. Delight in the beauty of nature from the comfort of your own home, surrounded by the verdant landscapes that grace the property.



- Attractive detached home set back from the desirable Kents Bank Road
- Located in the popular coastal town of Grange-over-Sands, close to the town centre and amenities
- Three well proportioned bedrooms, including two ground floor doubles
- Stylish kitchen with lounge/dining space, ideal for modern family living
- Fully renovated throughout, offering a move in ready home
- Newly installed solar panels providing excellent energy efficiency
- Beautiful gardens to both the front and rear, perfect for relaxing or entertaining
- Modern family bathroom plus an additional downstairs WC and utility
- Generous off road parking for two vehicles
- Beautifully maintained front and rear gardens, offering delightful outdoor space

#### **EPC RATING F SERVICES**

Mains electric, mains water, mains drainage

#### **COUNCIL TAX BAND: TBD**

#### **TENURE:FREEHOLD**

#### **DIRECTIONS**

From the centre of Grange Office proceed onto The Esplanade and continue to merge into Kents Bank Road. The private driveway for Ashwood Kents Bank Road can be found on the right immediately opposite the fire station.

**WHAT3WORDS:**autumn.bungalows.dive







## GROUND FLOOR

### ENTRANCE HALL

13' 11" x 8' 5" (4.24m x 2.57m)

### BEDROOM

14' 6" x 10' 0" (4.42m x 3.05m)

### BEDROOM

11' 0" x 10' 0" (3.35m x 3.05m)

### DOWNSTAIRS W.C./UTILITY

7' 1" x 4' 0" (2.17m x 1.21m)

## FIRST FLOOR

### LANDING

7' 0" x 4' 1" (2.13m x 1.25m)

### KITCHEN/LOUNGE

24' 0" x 11' 6" (7.31m x 3.51m)

### BEDROOM

10' 0" x 9' 0" (3.05m x 2.74m)

### BATHROOM

6' 2" x 3' 8" (1.89m x 1.11m)

## IDENTIFICATION CHECK

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.







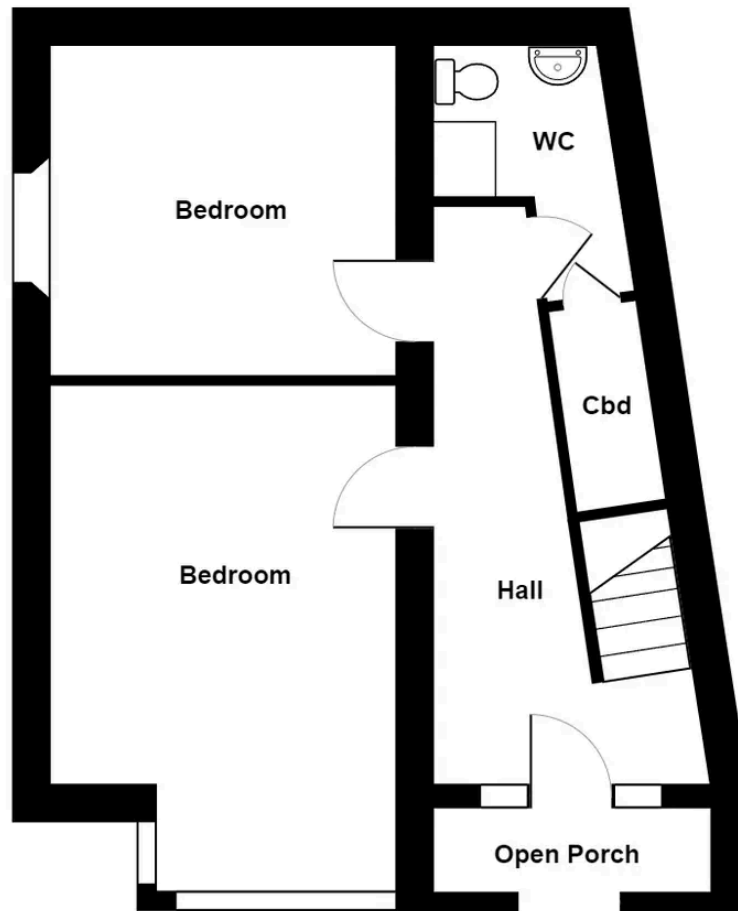




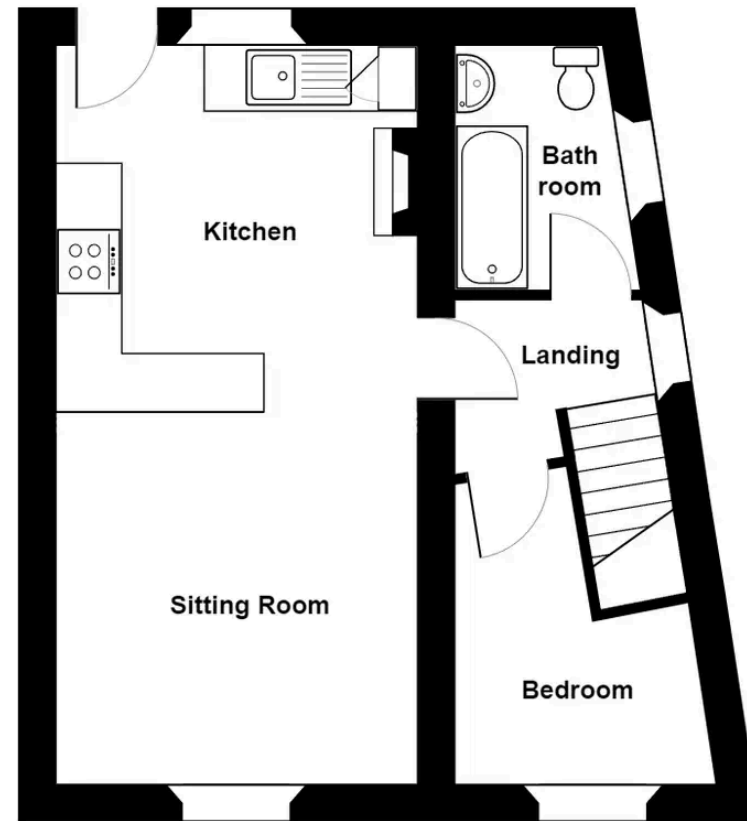








**Ground Floor**



**First Floor**



Ashwood, Kents Bank Road, Grange-over-Sands

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.

**THW Estate Agents**

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

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