



12 Westcliffe Gardens, Grange-Over-Sands  
£360,000





## 12 Westcliffe Gardens

Grange-Over-Sands, Grange-Over-Sands

Set in the charming coastal town of Grange-over-Sands, this appealing bungalow enjoys a wonderfully convenient position within easy reach of the town centre, its selection of independent shops, cafés and seafront promenade. Grange offers excellent access to the M6 motorway, the wider Lake District National Park and a well connected railway station, making it an ideal base for both local living and wider travel.

Inside, the property offers a practical and comfortable layout, beginning with a fitted kitchen. A welcoming living and dining room that provides a pleasant space for everyday life. Three well proportioned bedrooms and a bathroom complete the accommodation, creating a home that is straightforward, adaptable and suited to a range of buyers.

Externally, the bungalow benefits from a front garden that adds kerb appeal, along with a rear yard offering low maintenance outdoor space. On street parking is available, adding to the overall convenience of the location.

- Attractive bungalow situated in the desirable Grange-over-Sands area
- Convenient location within easy reach of the town centre
- Well appointed fitted kitchen offering practical use
- Light and welcoming living and dining room
- Three well proportioned bedrooms providing flexible accommodation
- Contemporary bathroom serving all bedrooms
- Low maintenance rear yard ideal for practical outdoor storage or seating
- Charming front garden creating an inviting first impression
- Single level living perfectly suited to a range of buyers
- Peaceful residential setting with excellent local amenities nearby

From Grange-over-Sands town centre, head west on Main Street toward the promenade. Continue onto Kents Bank Road, following the road as it curves gently uphill. Turn right onto Risedale Hill and follow it until you reach Westcliffe Gardens. Turn left into Westcliffe Gardens and continue along the road. Number 12 will be located on your left-hand side.

Council Tax band: Currently D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G







#### HALLWAY

12' 1" x 3' 6" (3.68m x 1.07m)

#### LIVING ROOM

20' 1" x 13' 6" (6.12m x 4.11m)

#### KITCHEN

16' 7" x 10' 0" (5.06m x 3.06m)

#### BEDROOM

11' 4" x 9' 4" (3.45m x 2.84m)

#### BEDROOM

11' 4" x 11' 4" (3.45m x 3.45m)

#### BEDROOM

11' 0" x 11' 3" (3.35m x 3.43m)

#### BATHROOM

7' 5" x 6' 11" (2.25m x 2.10m)

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### EPC RATING C

#### COUNCIL TAX BAND CURRENTLY 'D'

#### TENURE: FREEHOLD

#### IDENTIFICATION CHECKS

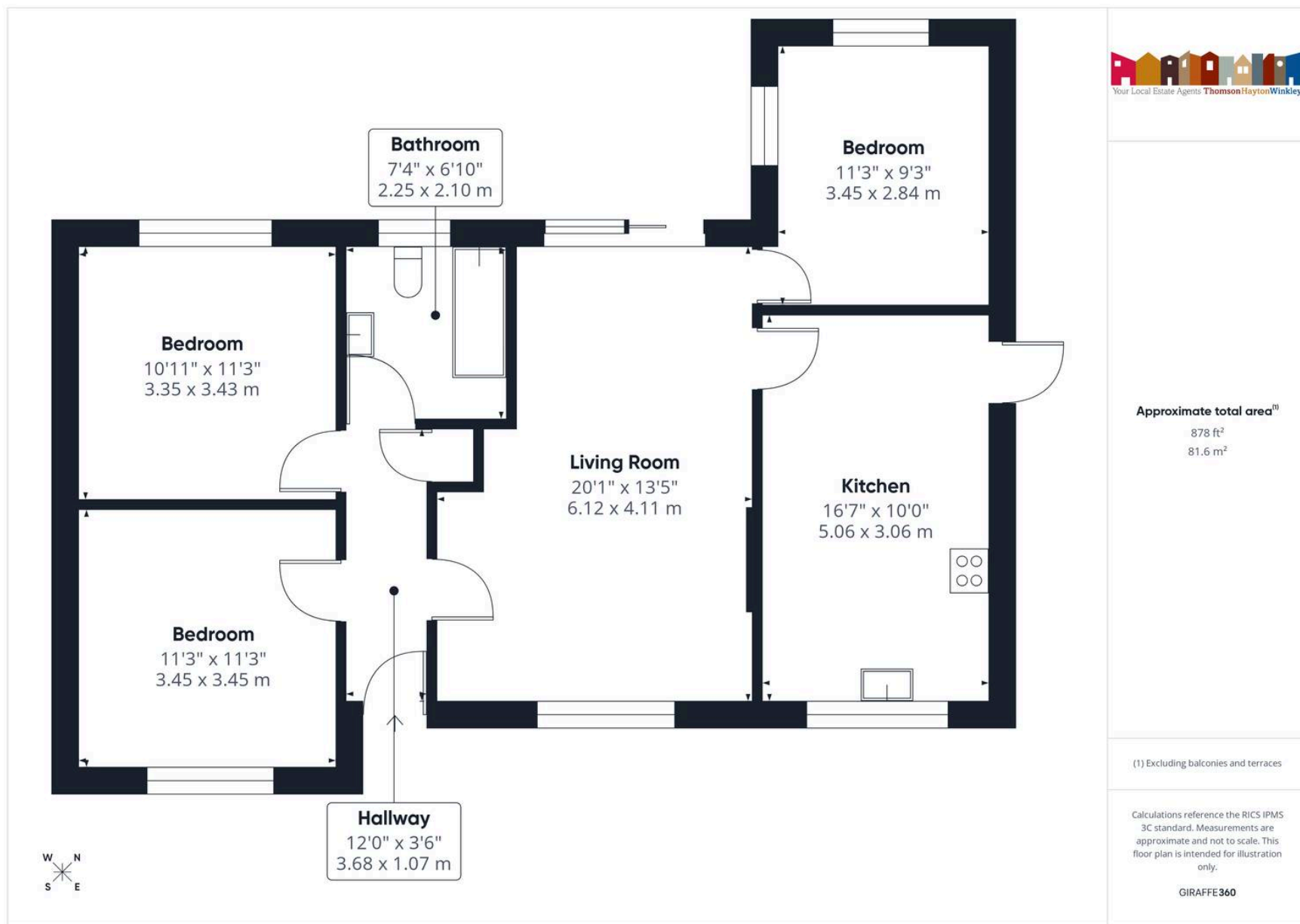
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## THW Estate Agents

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