



**POOLE
TOWNSEND**

Ridgeways, Ashmount Road, Grange Over Sands

£725,000

 4  2  2



- Highly sought-after position with far-reaching views across Morecambe Bay
- Generous plot with split-level lawned, patio gardens and woodland
- Bright breakfast kitchen with glazed doors onto a flagged patio
- Three further double bedrooms upstairs, plus modern shower room and
- ~~Freehold~~ Council Tax Band G
- Peaceful setting on the edge of the town centre
- Spacious lounge with bay views, opening to a sitting room/formal dining area
- Principal ground-floor bedroom with built-in wardrobes and en-suite
- Detached double garage with off-road parking
- Chain Free, Early Viewing Recommended



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Occupying an elevated and highly sought-after position on the edge of the town centre, this exceptional detached home enjoys a peaceful setting with far-reaching views across Morecambe Bay. Set within a generous plot of lawned and patio gardens, the property offers deceptively spacious, light-filled accommodation arranged over two floors. The heart of the home is a spacious lounge with bay views, opening into a sitting room or formal dining area. To the rear is a bright breakfast kitchen with glazed doors leading onto a flagged patio, ideal for enjoying the tranquil surroundings. The ground floor also features a useful utility room and a principal bedroom with built-in wardrobes and en-suite. Upstairs are three further double bedrooms, including one with eaves storage, along with a modern shower room, storage and loft access. Externally, the split-level gardens include established borders, patio seating

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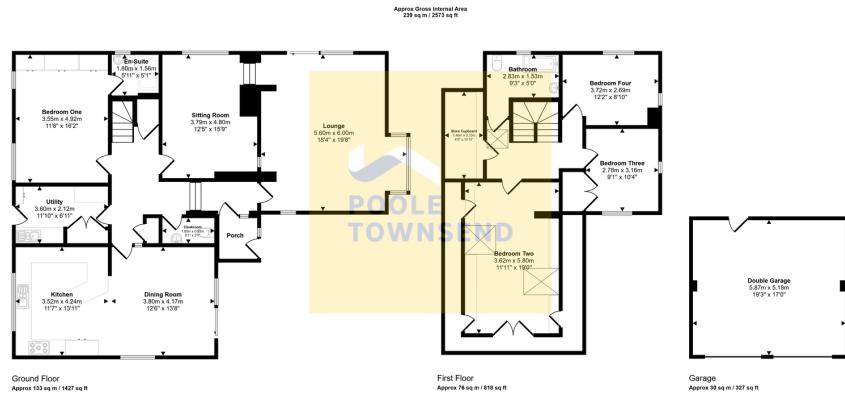
www.pooletownsend.co.uk

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We are open

Monday – Friday 9.00 – 5.00

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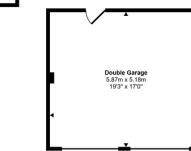
Ground Floor
Approx 133 sq m / 1427 sq ft

Denotes head height below 1.5m

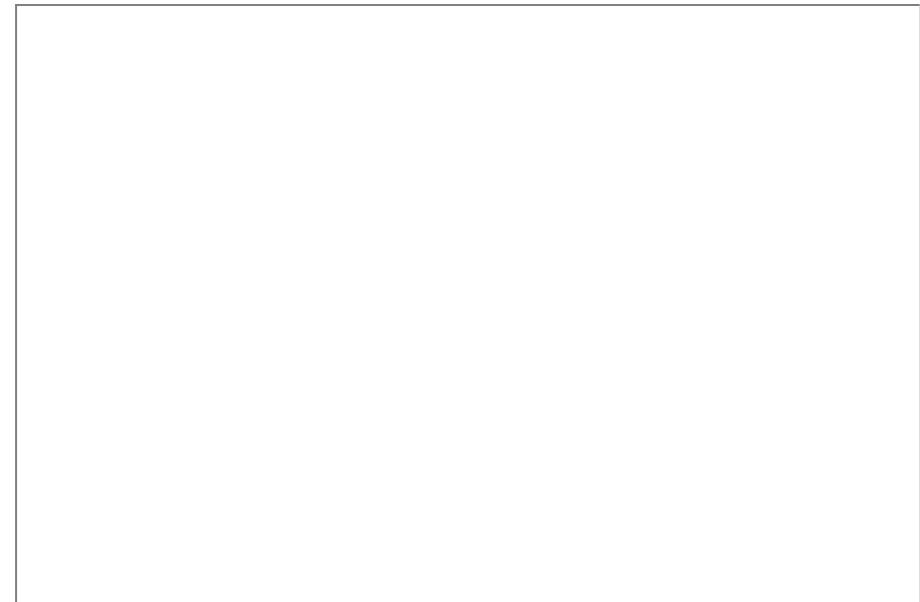
First Floor
Approx 76 sq m / 818 sq ft

Garage
Approx 39 sq m / 327 sq ft

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 errors, omissions or inaccuracies. None of such details, unless otherwise stated, are representations only and may not look like the real item. Made with Micro-Snappy 3D.



Double Garage
5.83m x 3.0m
19'2" x 10'0"



Barrow 01229 811811

Ulverston 01229 588111

Grange 015395 33316

Kendal 01539 734455

Milnthorpe 015395 62044