



**POOLE  
TOWNSEND**

# Churchgate, Grange Fell Road, Grange-over-Sands, LA11 6AN

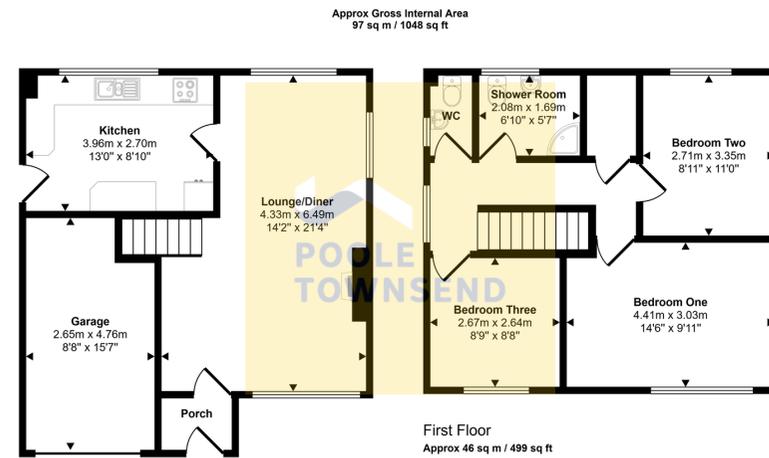
£350,000

3 1 1



- Situated in a peaceful cul-de-sac of just five detached homes
- Elevated position with views towards Morecambe Bay
- Modern fitted kitchen
- Shower room and separate WC
- Generous lawned and paved rear and side gardens with undercroft storage
- Located on the outskirts of Grange-over-Sands
- Bright triple-aspect lounge/diner
- Three first-floor bedrooms
- Driveway parking for two cars and a garage
- Freehold. Council Tax D

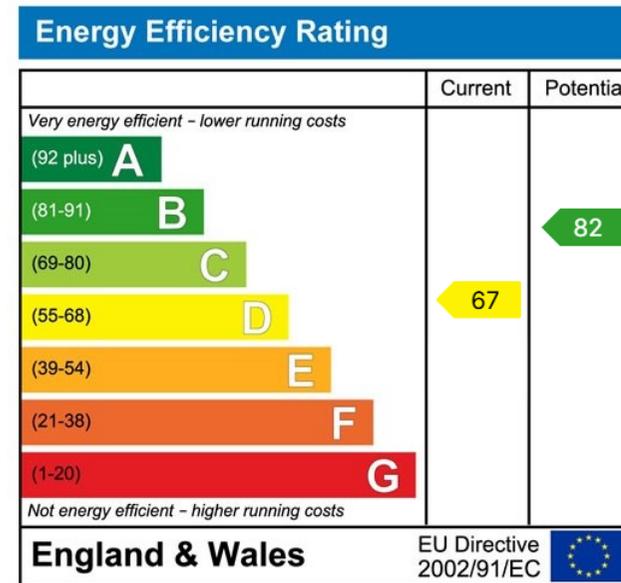




Ground Floor  
Approx 51 sq m / 549 sq ft

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 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.

Located in a peaceful cul-de-sac of just five detached homes on the outskirts of Grange-over-Sands, this well-presented three-bedroom property enjoys an elevated position with views towards Morecambe Bay. The accommodation includes a bright triple-aspect lounge/diner, modern fitted kitchen, three first-floor bedrooms, shower room and separate WC. Externally, there is driveway parking for two cars, a garage, generous lawned and paved gardens to the rear and side, plus useful undercroft storage. Conveniently located within easy reach of local shops, schools and amenities, this is an ideal family home in a sought-after setting.



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