



Ashwood Kents Bank Road, Grange-Over-Sands  
£285,000





## 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.



- Detached House
- Set back off Kents Bank Road
- Kitchen with lounge space
- Fully renovated with newly added solar panels
- Close to town centre
- Delightful gardens to the front and rear
- Utility space
- Family bathroom and downstairs toilet
- New solar panels

#### **EPC RATING F**

#### **SERVICES**

Mains electric, mains water, mains drainage

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

#### **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

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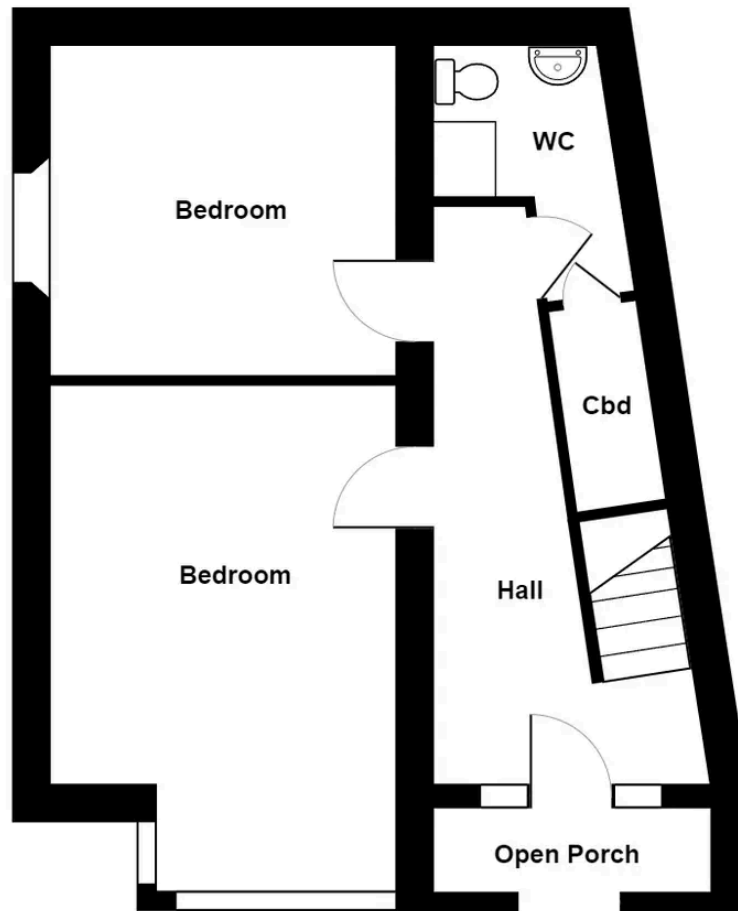




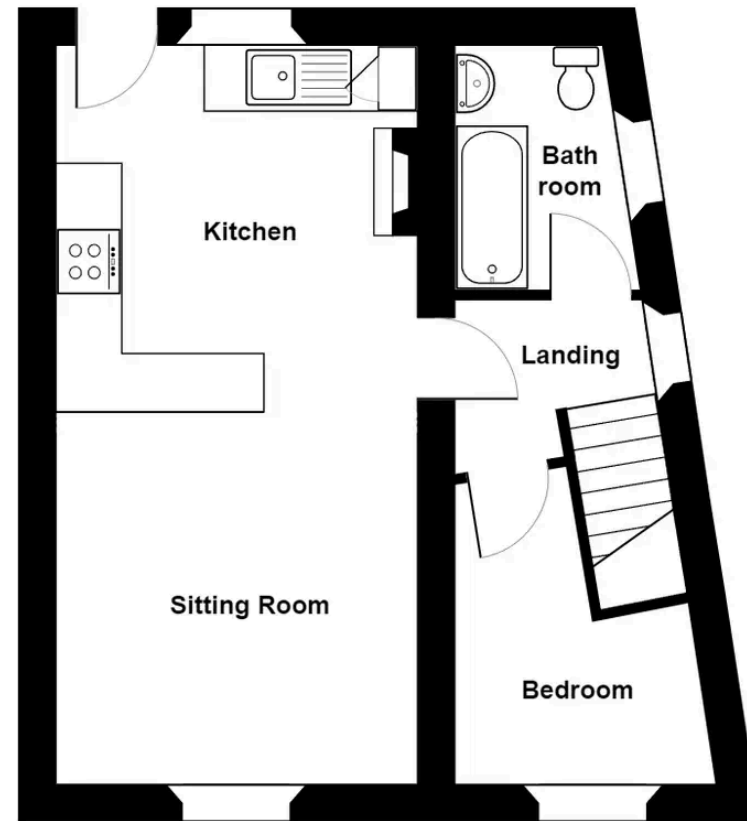








**Ground Floor**



**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.  
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**THW Estate Agents**

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