



56 Kirkhead Road, Grange-Over-Sands
£330,000





56 Kirkhead Road

Grange-Over-Sands

A well proportioned property situated in a quite residential area close to Kents Bank railway station and the picturesque Edwardian Promenade which provides a scenic, level walk into Grange-over-Sands. The town centre is approximately 2 miles away and has many amenities such as Medical Centre, Library, Primary School, Post Office, Shops, Cafes & Tea Rooms. Hilbre is the perfect location to explore The Lake District, the West Coast and The Yorkshire Dales. The popular medieval village of Cartmel with its ancient Priory and racecourse.

The property comprises a porch, entrance hall, sitting room, kitchen, utility room, dining room, three bedrooms and a family bathroom to the ground floor. The property benefits from double glazing and gas central heating.

Outside there are well established gardens to the front and rear with ample driveway parking at the front of the property.



- Semi-detached property
- Utility room
- Sitting room with open fireplace
- Double glazing and gas central heating
- Kitchen
- Dining room
- Three bedrooms
- Generous gardens to front and rear
- Family bathroom
- Ample driveway parking

GROUND FLOOR

PORCH

3' 10" x 1' 11" (1.17m x 0.58m)

Both max. Single glazed door, single glazed window, tiled flooring.

ENTRANCE HALL

21' 0" x 8' 6" (6.41m x 2.60m)

Both max. Single glazed inner door, radiator, built in cupboard, loft access.

SITTING ROOM

14' 5" x 14' 5" (4.40m x 4.39m)

Both max. Double glazed window, radiator, open fireplace.

KITCHEN

Both max. Two double windows, radiator, base and wall units, stainless steel sink, space for oven, extractor/filter over, space for fridge freezer, space for dishwasher, tiled splashback.

UTILITY ROOM

7' 0" x 6' 0" (2.13m x 1.83m)

Both max. Double glazed door, double glazed window, base units, plumbing for washing machine, loft access.

DINNING ROOM

14' 5" x 12' 0" (4.39m x 3.67m)

Both max. Double glazed door to garden, three double glazed windows, radiator.



BEDROOM

14' 1" x 11' 1" (4.30m x 3.37m)

Both max. Double glazed window, radiator.

BEDROOM

12' 10" x 10' 11" (3.92m x 3.32m)

Both max. Double glazed window, radiator, sink.

BEDROOM

12' 10" x 12' 4" (3.92m x 3.77m)

Both max. Double glazed window, radiator.

BATHROOM

8' 5" x 5' 11" (2.56m x 1.81m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, fitted cupboards housing hot water cylinder.





OUTSIDE

The front Garden is laid to lawn with flower borders and mature shrubs. The rear Garden is private and surrounded by trees and hedged borders and is mainly laid to lawn with a block paved patio area, ideal for outdoor dining. Small Lotus Linnet ornamental pond. Excellent views over surrounding countryside towards the Lakeland Fells.

OFF ROAD

Ample driveway parking.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND D

DIRECTIONS

To reach the property travel from Grange-over-Sands along Kents Bank Road. Travel up Risedale Hill (with the big pink building on the right!) continuing towards the village of Allithwaite until you see a turning on the left hand side into Kirkhead Road. Follow the road and Hilbre is the first property on the left hand side.

WHAT3WORDS:dawn.oaks.munch





THW Estate Agents

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