



56 Priory Crescent, Grange-Over-Sands
£450,000



56 Priory Crescent

Grange-Over-Sands

Occupying a generous plot within the highly desirable Kents Bank area of Grange-over-Sands, this spacious detached bungalow enjoys well proportioned accommodation, attractive gardens and a wonderful setting. Conveniently located for local amenities, Kents Bank railway station and the wider Lake District, the property offers a wonderful combination of space, practicality and potential.

The accommodation includes a bright and spacious sitting room with patio doors opening directly onto the garden, creating a seamless connection between the indoor and outdoor spaces. A large kitchen diner provides an excellent hub for everyday living and entertaining, whilst the layout throughout is both comfortable and versatile.

There are three double bedrooms together with a bathroom and separate WC, making the property well suited to a variety of lifestyles. Well presented throughout, the bungalow offers a comfortable home ready to move into whilst still providing opportunities for a purchaser to personalise over time.

Externally, the property benefits from gardens to both the front and rear. The generous tiered rear garden enjoys attractive views towards Morecambe Bay and offers a variety of spaces to sit, relax and enjoy the surroundings. With patio seating areas, established planting, a pond and plenty of room for keen gardeners, it creates a wonderful outdoor environment to enjoy throughout the year. An integral garage and versatile undercroft comprising two rooms provide excellent flexibility, whether utilised for hobbies, a workshop, storage or additional workspace. Driveway parking further enhances the property's practicality.

Combining spacious accommodation, excellent outside space, bay views and a highly regarded location, this is an excellent opportunity to acquire a substantial bungalow within one of Grange-over-Sands' most desirable residential areas.

- Spacious detached bungalow in a sought after Kents Bank location
- Large kitchen diner ideal for everyday living and entertaining
- Bright sitting room with patio doors opening to the garden
- Three double bedrooms
- Bathroom and additional WC
- Integral garage and two versatile undercroft rooms
- Generous tiered rear garden enjoying views towards Morecambe Bay
- Driveway parking and additional on street parking available
- Well presented throughout with excellent potential to personalise
- Conveniently placed for Grange-over-Sands, Kents Bank Station, Cartmel and the Lake District

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD





ENTRY

LIVING ROOM

17' 9" x 16' 10" (5.41m x 5.13m)

KITCHEN DINER

21' 7" x 14' 0" (6.57m x 4.26m)

BEDROOM

12' 11" x 11' 5" (3.93m x 3.47m)

BEDROOM

11' 3" x 9' 10" (3.44m x 3.00m)

BEDROOM

10' 8" x 8' 10" (3.24m x 2.68m)

BATHROOM

7' 10" x 5' 9" (2.38m x 1.75m)

WC

5' 10" x 2' 10" (1.77m x 0.87m)

HALLWAY

18' 9" x 3' 11" (5.71m x 1.20m)

GARAGE

19' 0" x 10' 4" (5.79m x 3.15m)

UNDERCROFT ROOM 1

11' 7" x 10' 1" (3.53m x 3.07m)

UNDERCROFT ROOM 2

11' 5" x 9' 11" (3.49m x 3.03m)

IDENTIFICATION CHECKS

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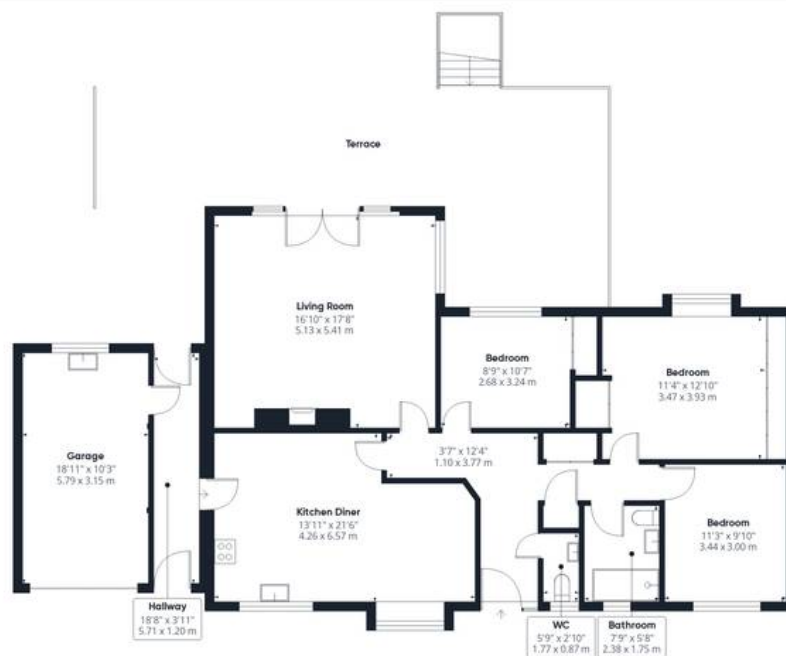








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1668 ft²

155 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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