



Seafield, Park Road, Grange-over-Sands
Asking Price £400,000

Your Local Estate Agents
Thomson Hayton Winkley



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An appealing well proportioned detached house centrally located in Grange-over-Sands. Having a sitting room, dining room, kitchen, lounge/fifth bedroom and cloakroom on the ground floor and four bedrooms and shower room on the first floor. With garage, parking and gardens. No upper chain.







SEAFIELD

This well proportioned detached house is situated in popular residential area within 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 versatile well presented accommodation briefly comprises porch, entrance hall, sitting room, dining room, kitchen, cloakroom and fifth bedroom/lounge on the ground floor and four bedrooms and a shower room on the first floor. The property benefits from partial double glazing, sliding sash windows and gas central heating.

Outside offers delightful gardens to the front and rear, a garage and driveway parking.

Seafield is offered for sale with no upper chain.

GROUND FLOOR

PORCH

5' 10" x 4' 5" (1.79m x 1.36m)

Single glazed windows.

ENTRANCE HALL

13' 5" max x 7' 4" max (4.09m x 2.24m)

Single glazed door to porch, radiator, cornice, fitted coat hooks.

SITTING ROOM

16' 11" max x 12' 0" max (5.18m x 3.68m)

Double glazed bay window, radiator, living flame gas fire to slate fireplace, cornice, wall lights.

DINING ROOM

13' 1" max x 12' 5" max (3.99m x 3.80m)

Painted entrance door, single glazed sliding sash window, radiator, built in cupboards to alcoves, coving, wall lights.

KITCHEN

12' 3" max x 7' 6" max (3.74m x 2.30m)

Double glazed window, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge and freezer, plumbing for washing machine and dishwasher, space for tumble dryer, gas central heating boiler, tiled splashbacks.

LOUNGE/FIFTH BEDROOM

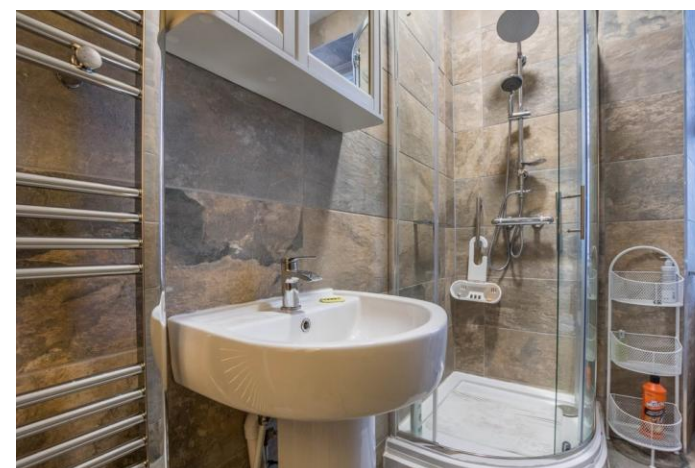
12' 4" x 8' 11" (3.76m x 2.72m)

Single glazed sliding sash window, two radiators, picture rail, exposed floorboards.

CLOAKROOM

4' 5" max x 3' 1" max (1.35m x 0.96m)

Two piece suite in white comprises W.C. and wash hand basin, extractor fan, fitted mirror, partial tiling to walls, tiled flooring.





FIRST FLOOR

LANDING

7' 2" max x 3' 7" max (2.19m x 1.10m)

BEDROOM

13' 5" max x 12' 1" max (4.11m x 3.70m)

Single glazed sliding sash window, radiator, picture rail.

BEDROOM

12' 3" max x 12' 0" max (3.75m x 3.67m)

Single glazed sliding sash window, radiator, picture rail.

BEDROOM

12' 3" max x 9' 6" max (3.75m x 2.92m)

Single glazed sliding sash window, radiator, picture rail, wall lights.

BEDROOM

12' 3" max x 8' 0" max (3.75m x 2.45m)

Double glazed window, radiator, built in airing cupboard housing hot water cylinder, fitted shelving, access to partially boarded loft with two double glazed Velux window, power and drop down ladder.

SHOWER ROOM

8' 3" max x 7' 3" max (2.51m x 2.21m)

Double glazed window, heated towel rail, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted mirrored wall unit, tiling to walls and floor.

OUTSIDE

The front of the property is accessed via a pedestrian gate from Park Road and includes a private low maintenance gravelled patio garden with well stocked beds and laurel hedging together with access to the porch and garage. The rear of the house is accessed via Kents Bank Road and offers a delightful elevated lawned garden bordered with mature trees and established shrubs together with a well maintained driveway leading to the house and garage.

GARAGE

14' 2" max x 11' 5" max (4.32m x 3.49m)

Up and over door, two pedestrian doors, two single glazed windows, light and power.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently band D as per the Valuation Office website.





Ground Floor

Seafield, Park Road, Grange-over-sands

Total Area: 129.8 m² ... 1397 ft²

First Floor



For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

DIRECTIONS

From our Grange office proceed down Main Street and turn left on to Kents Bank Road. Continue towards the end of the road to find Seafield being the property located via the last driveway on the left.

WHAT3WORDS:

forest.occupations.parent

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