

**The Eaves Charney Well Lane, Grange-Over-Sands – LA11 6DB**

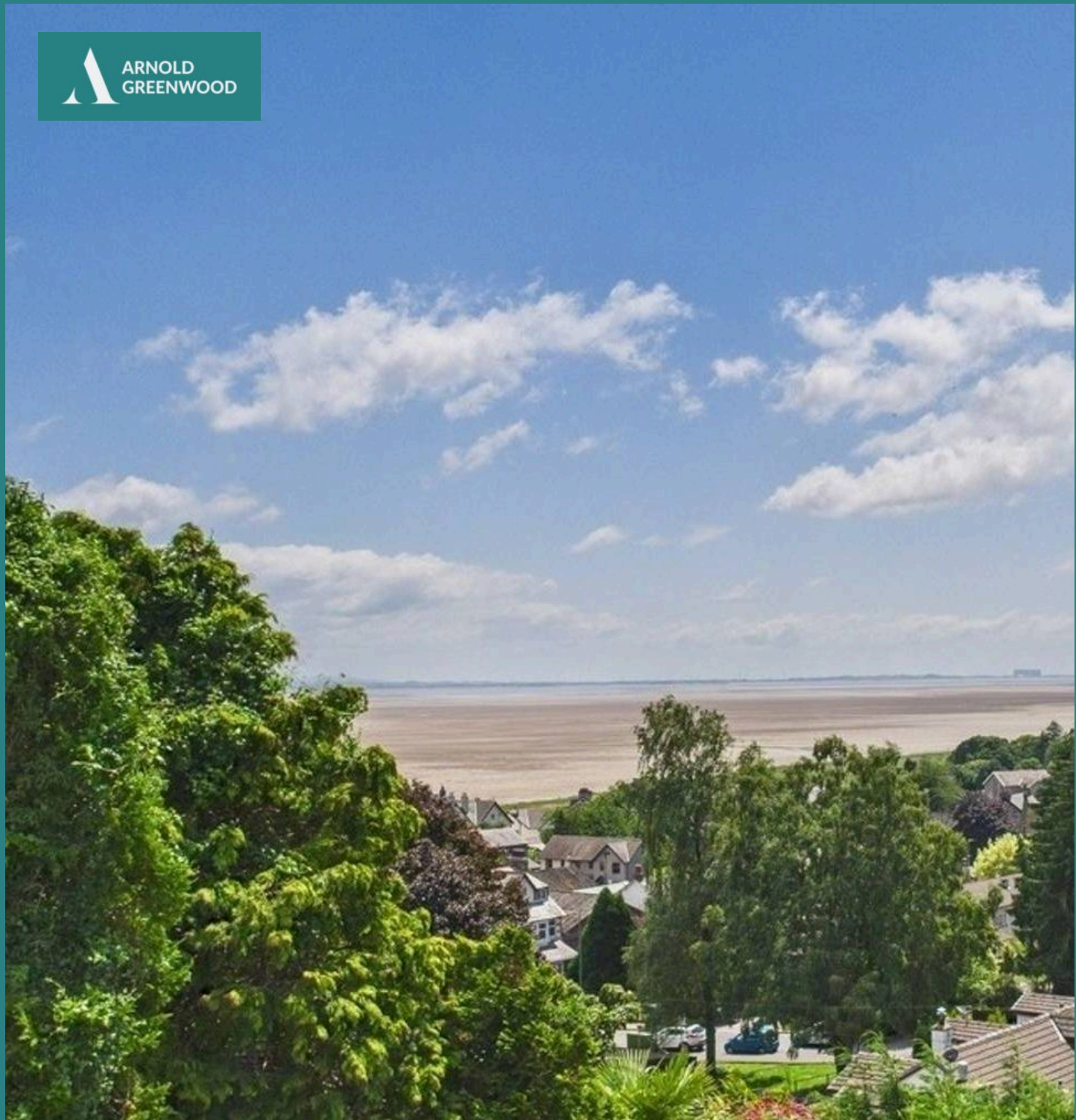
**£550,000**

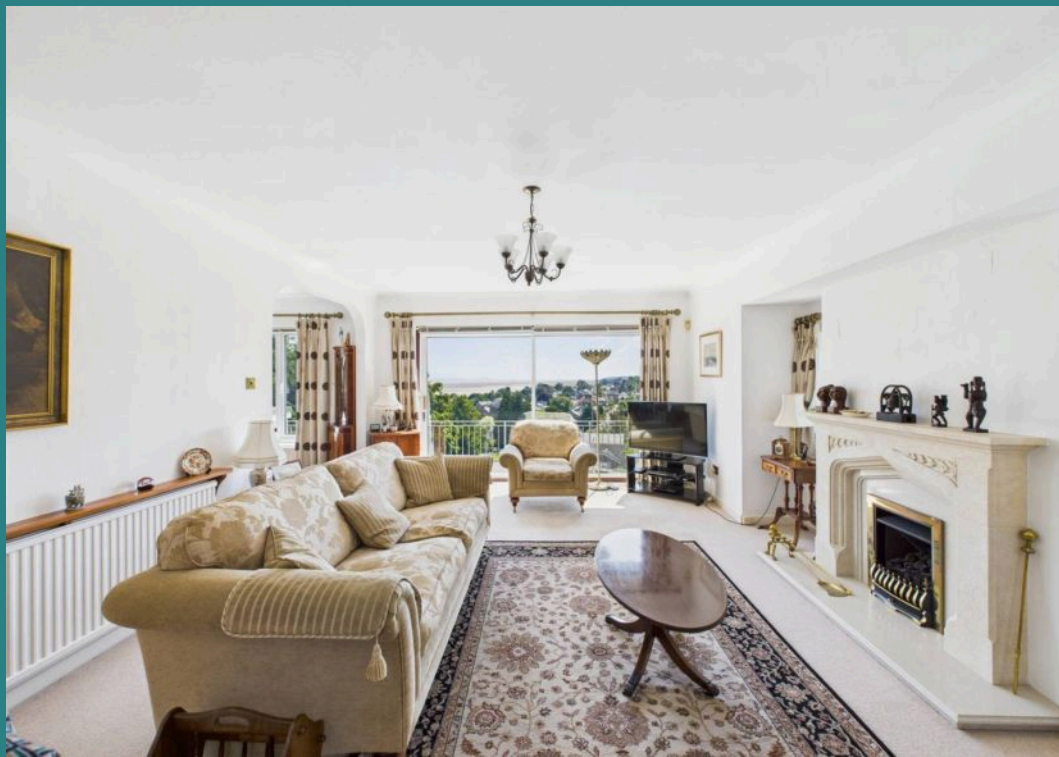
Grange-Over-Sands

# The Eaves Charney Well Lane

Grange-Over-Sands, Grange-Over-Sands

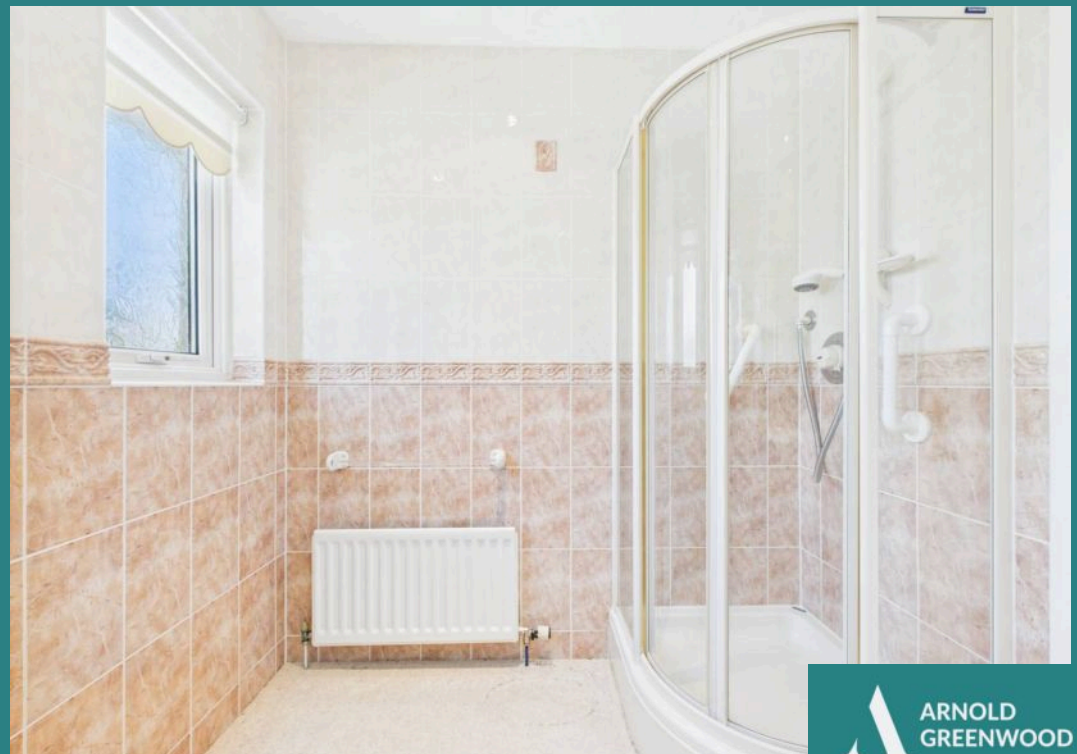
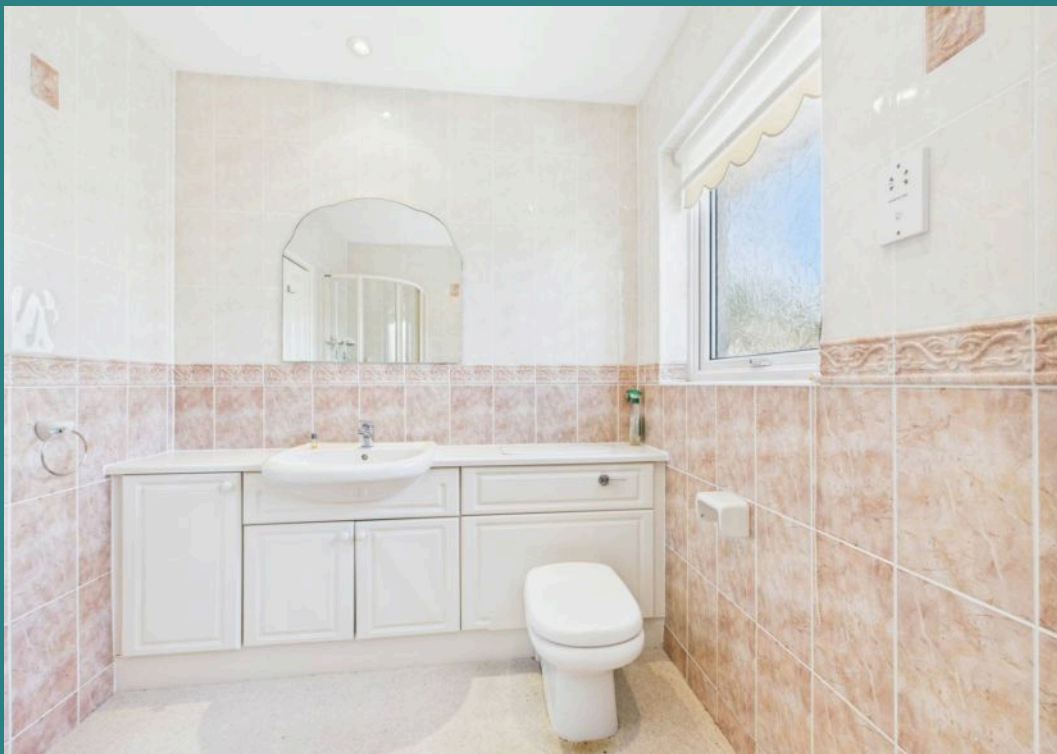
Nestled in the heart of the charming seaside town of Grange, this delightful 4 Bedroom Detached Bungalow offers a perfect blend of space, comfort, and convenience. Upon entering, you are greeted by generously spaced rooms and a large inner hallway adorned with convenient storage options. The property boasts two reception rooms, with sliding door access to the balcony that offers breathtaking bay views, perfect for relaxing or entertaining. Alongside a garage, there is driveway parking for three cars, ensuring ample space for vehicles. Elevating its appeal are the established front and back gardens that provide a tranquil retreat throughout the seasons. Additional highlights include two basement rooms with access to an undercroft for storage, four double bedrooms (two on the ground floor), a well-equipped fitted kitchen with adjoining dining room, a ground floor shower room, a first-floor bathroom suite. Centrally located, this property is surrounded by a plethora of shops in Grange town, beckoning promenade walks, mainline train connections, and within easy access to the Lake District National Park and the M6 Motorway, promising a lifestyle of convenience and leisure.

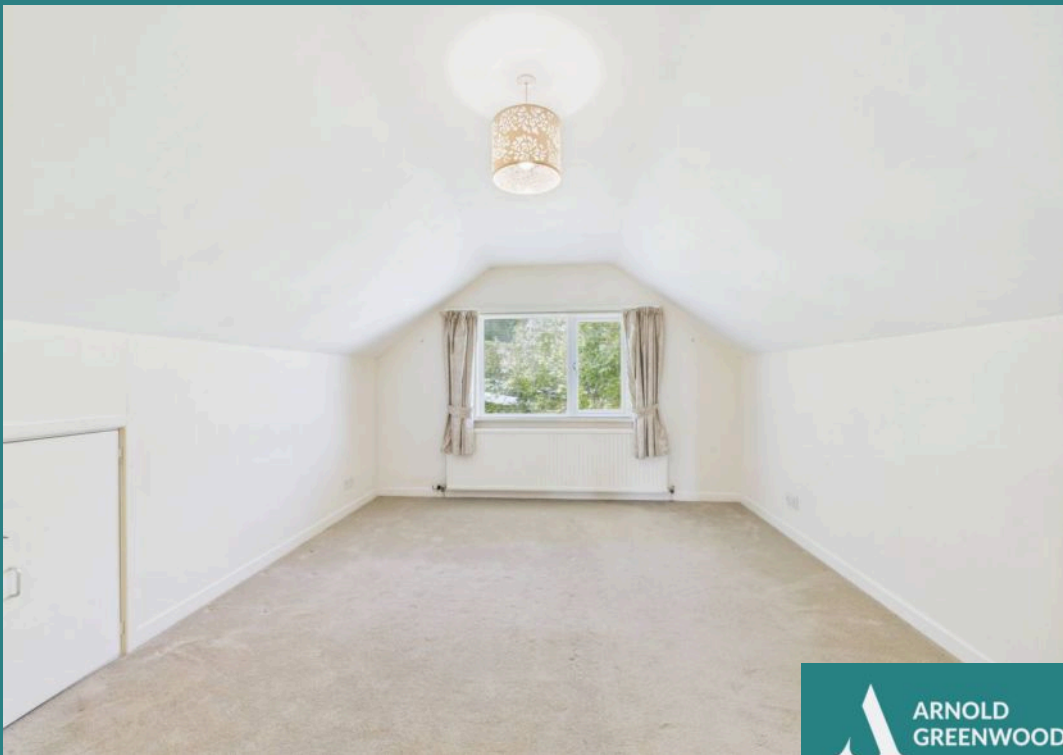












## GARDEN

The garden is well established offering a range of trees, shrubs and planting. Bordering the driveway entrance and accessible by steps from the front side of the property. The lower garden offers access to a balcony alongside a terrace leading to the basement rooms, this space ideal for conversion would make a fantastic garden or hobbies room. The lower garden is tiered with a range of planting, benefitting from bay views.

## Garage

Single Garage

## Driveway

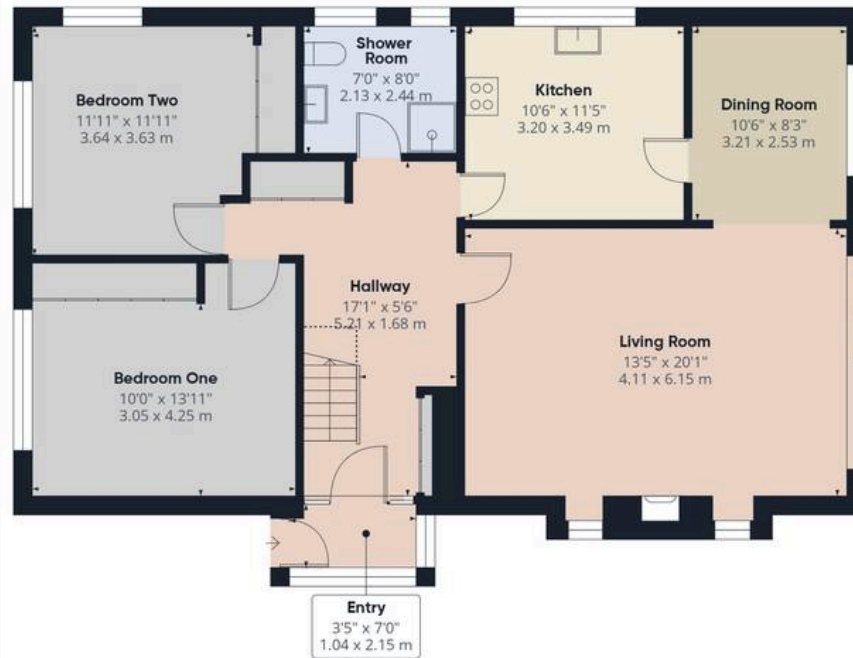
3 Parking Spaces

Awaiting EPC





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1893 ft<sup>2</sup>

175.8 m<sup>2</sup>

Reduced headroom

55 ft<sup>2</sup>

5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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