



Flookburgh

£188,000

3 Eccleston Meadow, Flookburgh, Grange-over-Sands, Cumbria, LA11 7NE

A genuinely super property! Ideal for the first time buyer, downsizer or second home seeker! This Mid Terrace, 2 Bedroom property is well presented throughout and provides well proportioned accommodation making great use of available space.

Comprising Entrance Porch, Hallway, Living/Dining Room, Breakfast Kitchen and Bedroom 2 to the Ground Floor, Bedroom 1 and Bathroom to the First Floor. Courtyard with Garden Shed and low maintenance front Patio Garden. Parking for 1 car. Early viewing is highly recommended.

Quick Overview

- Mid Terrace - 2 Bedrooms
- 1 Reception - 1 Shower Room
- Edge of popular village
- Quiet residential area
- Close to village centre
- Well presented
- Courtyard with sizeable rear shed with electricity & plumbing
- Low maintenance, patio style front garden
- Private parking for 1 car
- Superfast Broadband speed 80 mbps available*



2



1



1



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80 Mbps



Parking for 2 cars

Property Reference: G2850



Living/Dining Room



Breakfast Kitchen



Breakfast Kitchen



Bedroom 2

Description No 3. Eccleston Meadow is an excellent property and shouldn't hang around too long. Properties in this area and with this price tag are always, understandably, very popular indeed. Ideal for a first time buyer in particular - an enviable property as your first step on to the property ladder! We imagine it will also appeal to downsizers or perhaps people looking for a low maintenance lock up and leave. Due to a change in circumstance, the current vendors having enjoyed this property, now plan to leave the area hence it is now offered for sale. The property is neatly presented and provides versatile and well proportioned accommodation throughout.

The enclosed Porch with exposed stone wall is a pleasing entrance to the property and provides space for coats and shoes. The striking, red painted front door opens in to the welcoming Hallway. The Hallway has a generous under-stairs cupboard and access to the Ground Floor rooms. Bedroom 2 is on the Ground Floor with front aspect and range of built in furniture. This single room could of course be utilised as a study depending on your needs.

The Living/Dining Room is a full depth room with dual aspect. Patio doors to both sides, the rear providing access to the Rear Patio Area which is partially undercover. There is also an attractive fireplace with living flame, gas fire which creates a warm and cosy focal point. The Breakfast Kitchen is bright with side window, 'Velux' roof window and an exposed ceiling beam. The Kitchen is furnished with a range of high gloss, white wall and base cabinets with contrasting work surface which incorporates the composite sink. Free standing gas oven and hob which is included in the sale. There is space for an under counter fridge and plumbing for washing machine. The current vendors removed the upright fridge freezer creating a bijoux dining 'breakfast' corner.

From the Entrance Hall the stairs lead to the First Floor where there is a large airing cupboard providing fabulous storage and housing the wall mounted gas central heating boiler (replaced in 2023). Bedroom 1 is a Double room with dormer window and a good range of fitted wardrobes in light wood plus under-eaves access. The Shower Room has a 'Velux' roof window and is fitted with a white suite comprising shower enclosure, WC and wash hand basin on vanity unit. Storage cupboard, under-eaves access and chrome ladder style radiator.

Outside, to the rear is a secure 'shed' with power, light and plumbing. The multi-use room combines as a Workshop and Utility Room! The Rear Garden is patio style with space for outdoor furniture and pot plant or two. A gate provides pedestrian access to the side ginnel. The sunny Front Garden is also low maintenance being largely paved with neatly kept raised border. Parking for 1 on the gravel driveway.

Location Situated in a quiet residential cul de sac on the outskirts of this popular and friendly village, Flookburgh boasts amenities such as Convenience Store, Post Office, Public House, Doctors, Chemist and Garden Centre. There is a Railway Station in the

nearby Village of Cark (approximately ½ a mile away). The small town of Grange over Sands is under 10 minutes by car.

To reach the property follow the main road out of Grange over Sands heading Westwards, passing through the Village of Allithwaite. On arrival in the next village of Flookburgh, follow the road and go straight ahead into Main Street, Eccleston Meadow is the first turning on the left. No. 3 can be found shortly on the left hand side.

Accommodation (with approximate measurements)

Entrance Porch

Hallway

Living/Dining Room 16' 4" x 11' 1" (4.98m x 3.38m)

Breakfast Kitchen 11' 11" x 8' 8" (3.63m x 2.64m)

Bedroom 2 9' 3" x 6' 7" (2.82m x 2.03m)

Bedroom 1 13' 8" max x 11' 6" (4.19m max x 3.51m)

Shower Room

Shed/Workshop/Utility Room 9' 0" x 6' 8" (2.74m x 2.03m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Flying Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 27.10.23 not verified

Council Tax: Band B. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/oils.underway.fluctuate>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £600 - £625 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Shower Room



Rear Patio Garden



Rear Patio Garden

Eccleston Meadow, Flookburgh, Grange-Over-Sands, LA11



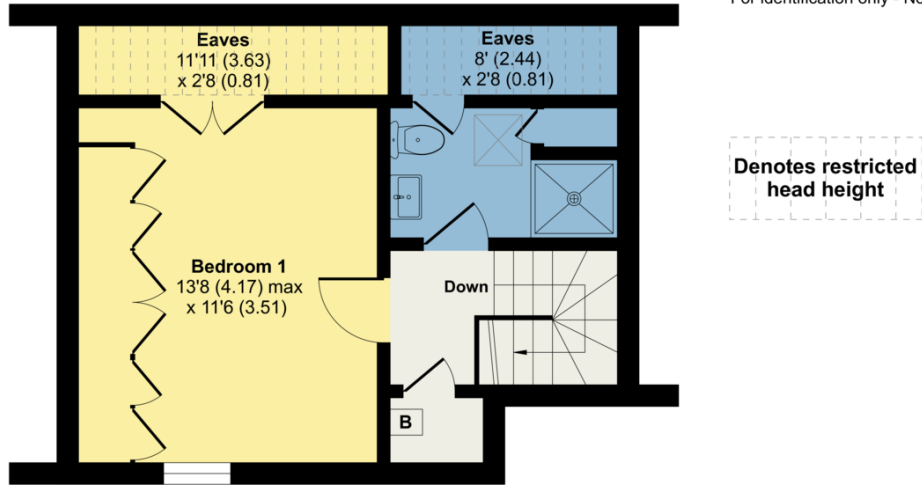
Approximate Area = 718 sq ft / 66.7 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

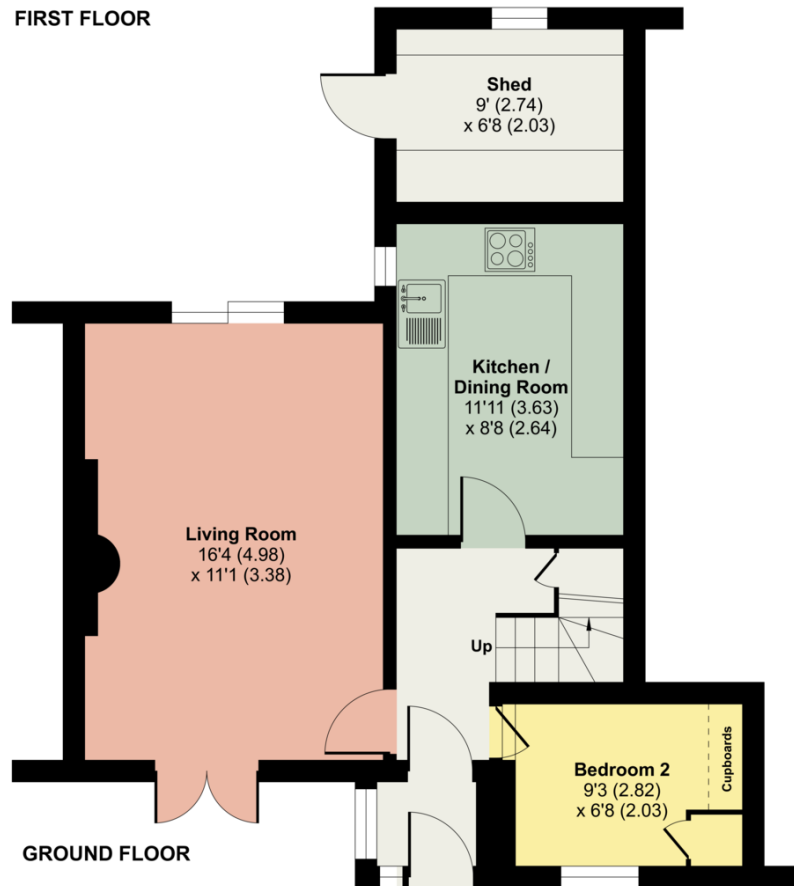
Shed = 58 sq ft / 5.3 sq m

Total = 842 sq ft / 78.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 1051574

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