



Flookburgh

£190,000

39 Fairfield, Flookburgh, Grange-over-Sands, Cumbria, LA11 7NB

A well proportioned, chain free, Semi-Detached Bungalow in a popular, quiet residential area within easy reach of the amenities.

Comprising Hallway, Sitting Room, Kitchen, 2 Bedrooms, Bathroom, Garage, Garden and Parking. Viewing recommended.

No Upper Chain.

Quick Overview

Semi-Detached Bungalow - 2 Bedrooms
 1 Reception - 1 Bathroom
 Sunny Aspect
 Potential to improve
 Quiet residential area
 Convenient for amenities
 Low maintenance Gardens
 Garage and Parking
 No upper chain
 Superfast Broadband available*



2



1



1



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Superfast
Broadband



Garage and
Parking

Property Reference: G2978



Sitting Room



Kitchen



Bedroom 1



Bedroom 2

Description 39 Fairfield is an excellent property for those looking to downsize, retirees or perhaps even the smaller family. This quiet, friendly, residential area is always popular and is home to a variety of different occupiers. This property enjoys a sunny aspect with easy access to the amenities and a lovely view of the Church from the Rear Garden. Now perhaps in need of a little 'TLC' this is an excellent opportunity for those seeking a home to personalise and decorate to their tastes.

The uPVC front door opens into the Hallway. The Sitting Room is spacious with bow window to the rear aspect providing a pleasant outlook into the Rear Garden with a glimpse of the church. The Kitchen has an external rear door and rear aspect into the Garden and is furnished with 'beech' wall and base cabinets, space for cooker, washing machine and fridge freezer.

Bedroom 1 is a well proportioned double room with outlook over the Rear Garden. Bedroom 2 is a roomy single with front aspect. The Bathroom has an older style white suite with bath, pedestal wash hand basin and WC. Airing cupboard with hot water cylinder.

The Detached Single Garage has a metal up and over door, window and power. Parking to the front of the Garage.

The Front Garden is gravelled for ease but could provide additional parking if necessary. The Rear Garden is lovely - low maintenance, sunny and spacious - neatly presented with wide borders, sparsely planted beds and a small patch with raspberry canes. There is a paved, sunny Patio directly outside the Kitchen so ideal for an outdoor drink or dining and a paved pathway to the front. Timber Garden Store.

Location Situated within the popular Fairfield Estate just 250 yards from the Village Square which is well served and boasts amenities such as Post Office, Village Store, Bakery, Public House, Church, Hairdressers, Fish & Chip Shop, Primary School, Chemist and Doctors. Cark Railway Station is within walking distance offering connections to the West Coast main line services. The larger town of Grange over Sands with picturesque Edwardian Promenade and the famous village of Cartmel are both approximately 5 minutes by car.

Upon entering Flookburgh Village proceed into the Square and turn right in the direction of Cark. Just past the Doctors Surgery, take the first turning right into Fairfield. Take the first left and No. 39 can be found shortly on the left hand side.

What3words <https://what3words/token.remind.commoners>

Accommodation (with approximate measurements)

Hall

Sitting Room 14' 10" to bay x 11' 6" (4.52m to bay x 3.51m)

Kitchen 11' 0" x 8' 10" (3.35m x 2.69m)

Bathroom

Bedroom 1 12' 11" inc wardrobes x 10' 0" (3.94m inc wardrobes x 3.05m)

Bedroom 2 10' 0" x 7' 5" (3.05m x 2.26m)

Garage 14' 7" x 8' 2" min (4.44m x 2.49m min)

Services: Mains electricity, water and drainage. Electric heating.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 16.8.24 not verified

Council Tax: Band C. Westmorland and Furness Council.

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

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 £750 - £800 per calendar month subject to some updating. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



Rear Garden



Rear Aspect and Garden



Fairfield, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 611 sq ft / 56.8 sq m

Garage = 119 sq ft / 11 sq m

Total = 730 sq ft / 67.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1176971

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