



## Flookburgh

£239,950

74 Jutland Avenue, Flookburgh, Grange-over-Sands,  
Cumbria, LA11 7LQ

74 Jutland Avenue is a well-presented, modernised and spacious Semi-Detached Family home on the edge of Ravenstown with fabulous Open Plan Living/Dining/Kitchen Area. It enjoys some lovely open views to the front and superb modern, garden to the rear. There are 3 Bedrooms, ample Parking, and a modern open feeling to the Ground Floor. Available with no upper chain this lovely home is ideal for families looking to settle in a vibrant, friendly community.

Properties in this area are ever popular and this one in particular boasts a contemporary, turn key opportunity.

Two key features of this property are the superb open plan Ground Floor and excellent, well maintained, contemporary Rear Garden with decked area, perfect for summer barbecues, children's play, or simply relaxing with a good book. There is convenient off-road Parking to the front.

### Quick Overview

Semi-Detached - 3 Bedrooms  
Open plan Living/Dining and Kitchen - 1  
Shower Room  
Popular location  
Gas central heating  
Double Glazing  
Off road Parking  
Attractive Rear Garden  
Superfast Broadband available



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Superfast  
Broadband



Off road Parking

Property Reference: G3091





Open Plan Living/Dining Kitchen



Kitchen Area



Bedroom 1



Bedroom 2

The attractive, anthracite composite main side door opens into the super Open-Plan Ground Floor which is generously proportioned and has a triple aspect. It is light and airy with large front window, side window, 'Velux' roof windows over the Kitchen and triple bi-folding doors to the rear. Sleek, high gloss, dark grey wall and base cabinets occupy one wall with an enviable, sizeable central island with integrated dishwasher, fridge/freezer, induction hob with extractor and 'Bosch' oven and microwave. Space and plumbing for washing machine, recessed ceiling spot lights, grey wood effect laminate flooring to Kitchen area and bi-folding doors lead on to the rear decking. The Living Area area provides ample space for both living and dining and has a useful under stairs storage cupboard. From here the return staircase leads to the First Floor.

There are 2 Double Bedrooms and 1 Single Bedroom. The Shower Room is modern with large walk in shower, WC, pedestal wash hand basin and recessed ceiling spot lights.

Outside, to the front, there is a spacious, sloped, gravelled area which can easily accommodate 3-4 vehicles. A side gate leads to the enclosed Rear Garden. There is also direct access from the Kitchen. Spacious uPVC grey decked area ideal for outdoor entertaining with steps leading up to a further decked area with smoked glass balustrades and generous area of artificial grass. Several, pretty mature plants and shrubs as well as a charming old tree provide shade and privacy.

**Location:** From Grange-over-Sands the village of Flookburgh is approximately 4 miles away. Upon entering the village proceed in to the Square, crossing over the Square into Main Street. Take the left turn signposted Raventown, then second left into Jutland Avenue. No. 74 can be found a short way along on the left hand side.

Raventown is a small popular and friendly community on the outskirts of Flookburgh with its own Social Club. The village of Flookburgh is well served by amenities and boasts Primary School, Doctors Surgery, Chemist, Public House, Bakery, Fish & Chip shop etc. Cark Railway Station is approx 1 mile away with good connections to the rest of the country,

<https://what3words.com/boxer.enigma.aliolated>



### Accommodation (with approximate measurements)

**Open Plan Living/Dining Kitchen** 31' 9" x 19' 4" (9.68m x 5.89m) plus 15' 5" x 14' 1" (4.7m x 4.29m)

#### First Floor

**Bedroom 1** 12' 8" max x 8' 4" max (3.86m max x 2.54m max)

**Bedroom 2** 12' 4" x 4' 10" (3.76m x 1.47m)

**Bedroom 3** 10' 0" x 6' 7" (3.05m x 2.01m)

#### Shower Room

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

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band B. 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.

**Residential Lettings:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £850 - £900 per calendar month. For further information and our terms and conditions please contact the 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).



Bedroom 3



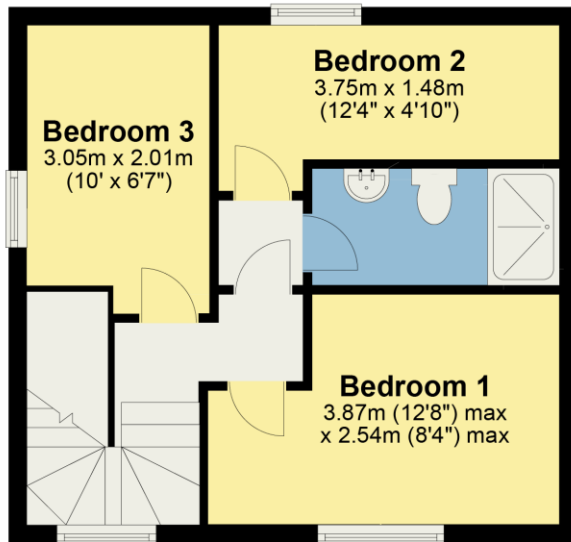
Shower Room



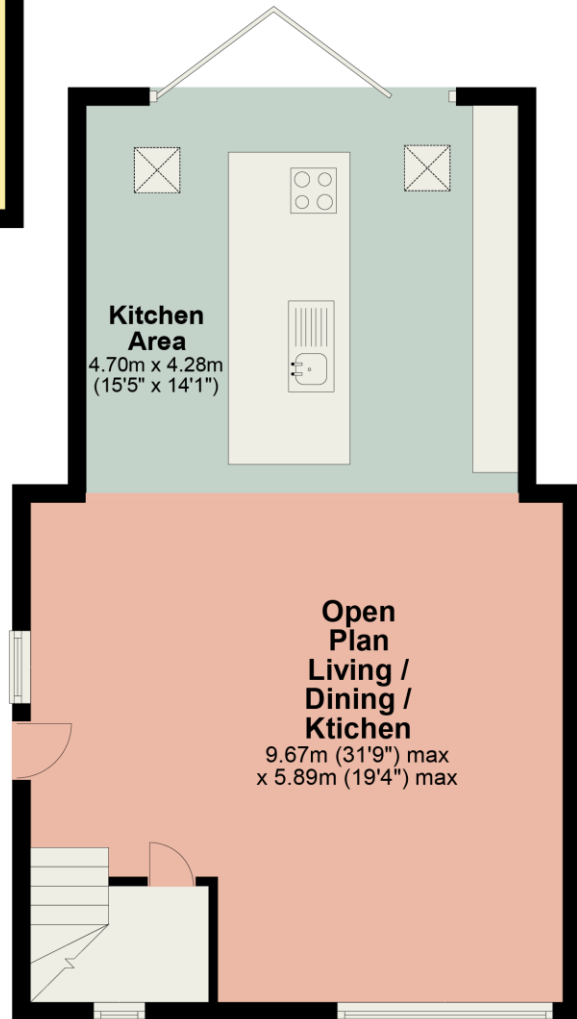
Garden



Rear Garden Area



**First Floor**



**Ground Floor**

Total area: approx. 85.5 sq. metres (920.0 sq. feet)

For illustrative purposes only. Not to scale.

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