



Flookburgh

£180,000

38 Marne Avenue, Ravenstown, Flookburgh, Grange-over-Sands, Cumbria, LA11 7LH

This property is a traditional 3 Bedroom Semi having had some improvements over the years., although now in need of a little love and attention, this property offers many pluses. Very spacious inside and out, the layout will suite a variety of different needs and there are the most wonderful open views to the rear of countryside and Morecambe Bay - the whole place is filled with possibilities.

The rooms are well proportioned and light and with a little moving around perhaps there is a perhaps an opportunity to create a Shower Room on the First Floor.

This property will appeal to families in particular and those who are keen to roll up their sleeves and create their own individual home.

We highly recommend an early viewing.



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Superfast
Broadband



Off Road
Parking

Quick Overview

Excellent open views to the rear

Traditional 3 Bedroom Semi

Popular, friendly location

Close to the amenities of Flookburgh

Spacious Dining Kitchen

Ground Floor Wet Room

Opportunity to improve

Super Garden and Private Parking

No upper chain

Superfast

Property Reference: G3141



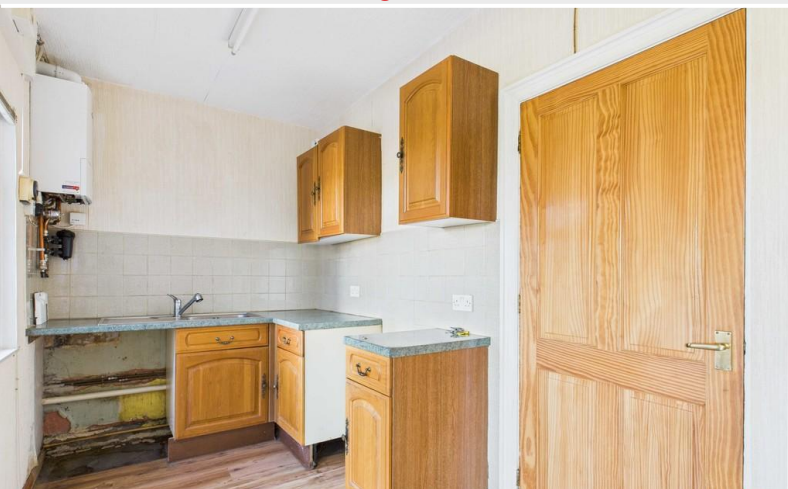
The uPVC door leads in to the side Porch with uPVC front door to the Hall. The bijou but light Hallway has stairs to the First Floor with window and access to the Wet Room and Sitting Room. The Wet Room has a frosted window, WC, shower and pedestal wash hand basin. Chrome ladder towel rail. The Sitting Room is well proportioned with original tiled fire place and living flame gas fire. Front aspect. Large, understairs cupboard - almost space for a small desk! The Dining Kitchen is very spacious indeed with dual aspect and the most wonderful open views over the rear Garden to open fields, countryside and Morecambe Bay in the distance. Now in need of a refit.

To the First Floor there are 3 Bedrooms and a Separate WC. Bedroom 1 is a good sized double room with a front aspect Bedroom 2 is also a double room with fitted cupboards and superb open views and Bedroom 3 is a single room with a side aspect. Separate WC with WC and small wash hand basin have been added to the Landing.

Externally there is private, tandem Parking on the gated driveway. The Front Garden area is gravelled with some mature shrubs - there is a possibility to create more parking here if required. The Rear Garden is a real plus - Very spacious indeed. There is a generous, full width, paved patio with further wonderful views. Steps down to the good sized lawn with central pathway. A further gravelled area to the end with timber shed and gated access to the lane.



Living Room



Kitchen



Dining Area

Location This semi-detached home is situated in the popular village of Ravenstown with the Ancient Fishing Village of Flookburgh within walking distance. The local Primary School is close by. The main facilities of Flookburgh are approximately a mile away where there are Doctors, Chemist, Post Office, General Store, Fish and Chip Shop and Public House with the railway station at Cark-in-Cartmel a further half mile away.

From Grange-over-Sands the village of Flookburgh is approximately 4 miles away. Upon entering the village proceed to the Square in the centre, crossing over into Main Street, follow then take the second left into Winder Lane. Follow the road past the Primary School and when approaching Ravenstown take first turning on the left into Jutland Avenue and then first right into Marne Avenue. No.38 is part way along on the right hand side.

Accommodation (with approximate measurements)

Porch

Hall

Wet Room 6' 2" x 5' 9" (1.88m x 1.75m)

Sitting Room 13' 8" x 11' 3" (4.17m x 3.43m)

Dining Area 17' 10" max x 13' 1" max (5.44m max x 3.99m max)

Kitchen Area 6' 6" x 6' 5" (1.98m x 1.96m)

First Floor

Bedroom 1 13' 9" max x 9' 4" max (4.19m max x 2.84m max)

Bedroom 2 10' 8" x 8' 8" plus wardrobes (3.25m plus wardrobes x 2.64m)

Bedroom 3 8' 6" x 6' 11" (2.59m x 2.11m)
WC

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

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

Council Tax: Band Westmorland and Furness Council.

Material Information: We are unable to confirm the adequate functions of any appliances or installations.

Viewings: Strictly by appointment with Hackney & Leigh.

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 and the relevant refurbishments were undertaken we estimate it has the potential to achieve between £800-£850 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).

Disclaimer: All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16.9.25.



View from Terrace



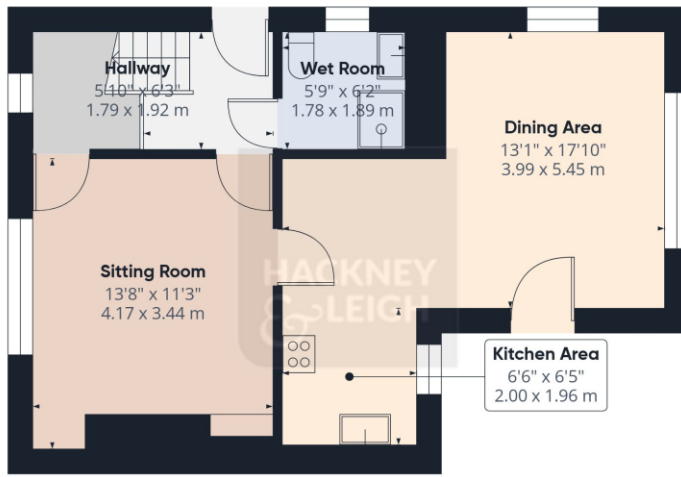
Bedroom 1



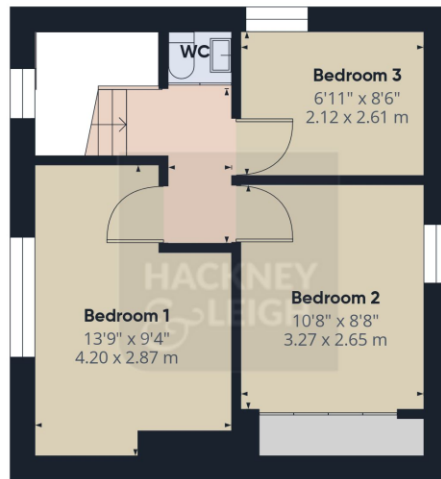
Bedroom 2



Rear Garden



Floor 0



Floor 1



Approximate total area^m
807 ft²
74.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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