



ARNOLD
GREENWOOD



1 Field Head Place, Flookburgh – LA11 7LW

Grange-Over-Sands

£220,000

1 Field Head Place

Flookburgh, Grange-Over-Sands

Offering a generous corner plot with established gardens and superb views, this 2-bedroom semi-detached house presents a delightful opportunity for those seeking a comfortable and charming abode in the serene locales of Cumbria. Upon arrival, a newly surfaced driveway welcomes you, providing convenient parking space for up to three cars alongside the superb open views and gardens. The interior offers a move in blank canvass for its new residence, featuring a generously spaced living room with double aspect windows offering sweeping views towards the bay, the kitchen well equip with alcove pantry space locating the boiler, further access through to a utility room, providing access ear to the front front and rear gardens. Ground floor entrance hallway and conveniently located W.C. The first floor locates two sizable double bedrooms offering open views to the front, inbuilt storage and access to a modern shower room.

The property adheres to a Cumbria-wide residential occupancy clause, ensuring the occupier has a connection to this beautiful location for at least three consecutive years. Additionally, this home is conveniently situated within a five-minute walk to primary Flookburgh primary school, with a range of local shops and services catering to the needs of families seeking a convenient and family-friendly environment.





The property benefits from double glazed windows throughout the main house, modern gas central heating, offering a comfortable and efficient living environment for its discerning occupants. Don't miss this opportunity to embrace a harmonious blend of indoor comfort and outdoor serenity in this inviting Cumbrian home.

Council Tax band: B

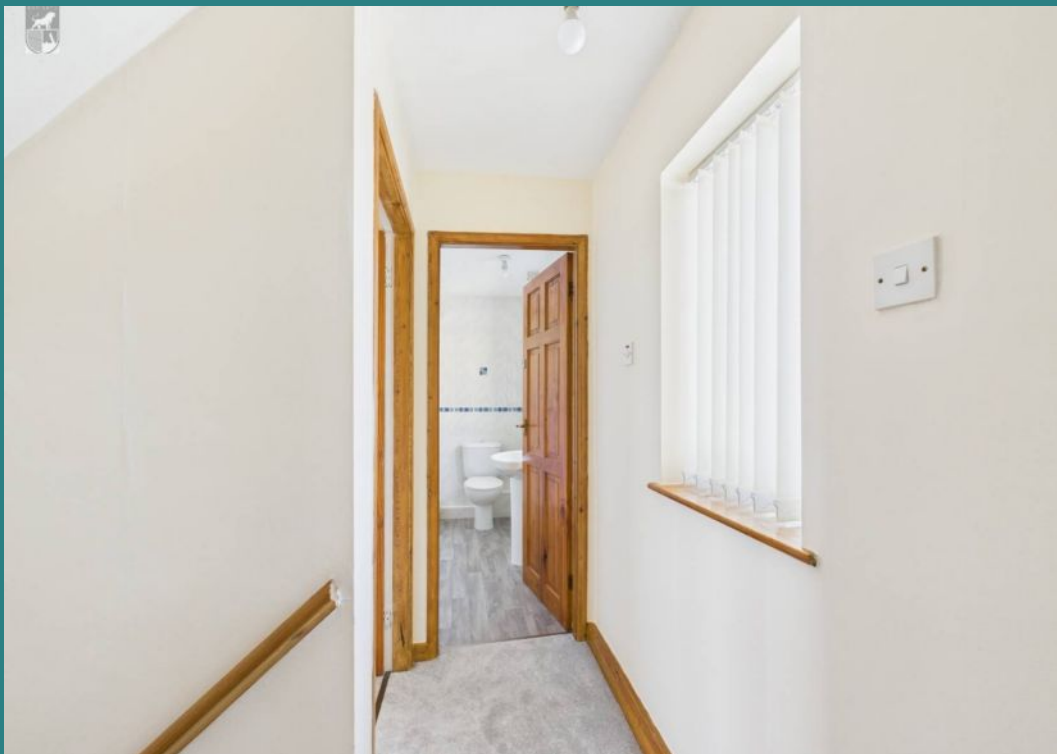
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Garden

Low maintenance rear garden with a greenhouse & an outhouse with power & electricity.

Front Garden

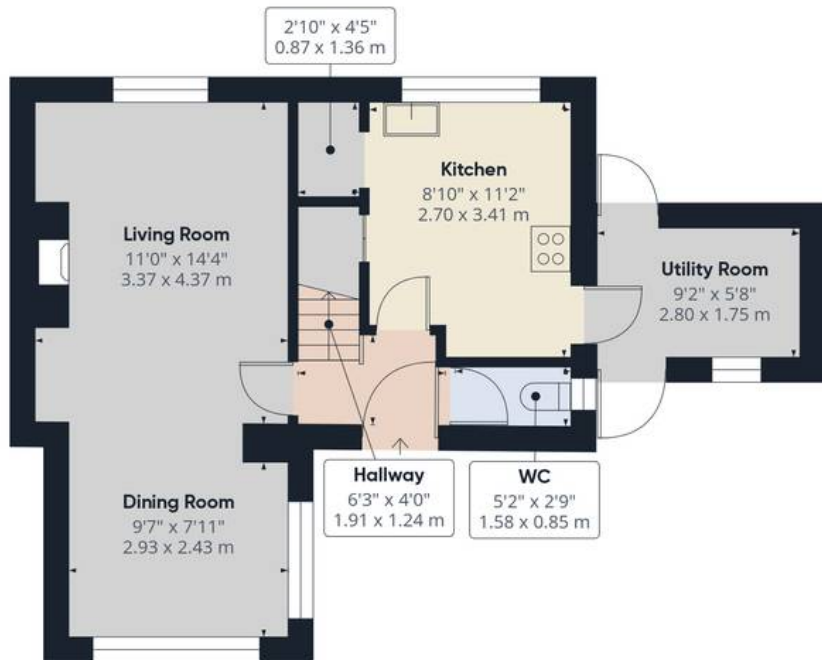
The front garden offers open panoramic views across the flats leading towards Morecambe Bay. Fully walled and fenced with established boundary planting, lawn and paved terrace seating area to enjoy the open views.

DRIVEWAY

3 Parking Spaces

Driveway parking for three cars at the front of property.

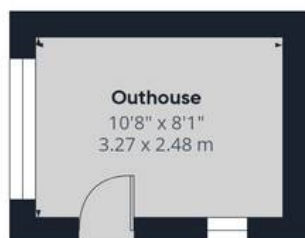




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

844 ft²

78.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C





Arnold Greenwood Estate Agents

5 Lowther Gardens, Grange-Over-Sands - LA11 7EX

015395 38077

estateagents@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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