



**8 Main Street, Flookburgh – LA11 7LA**

Grange-Over-Sands

**£150,000**



## 8 Main Street

Flookburgh, Grange-Over-Sands

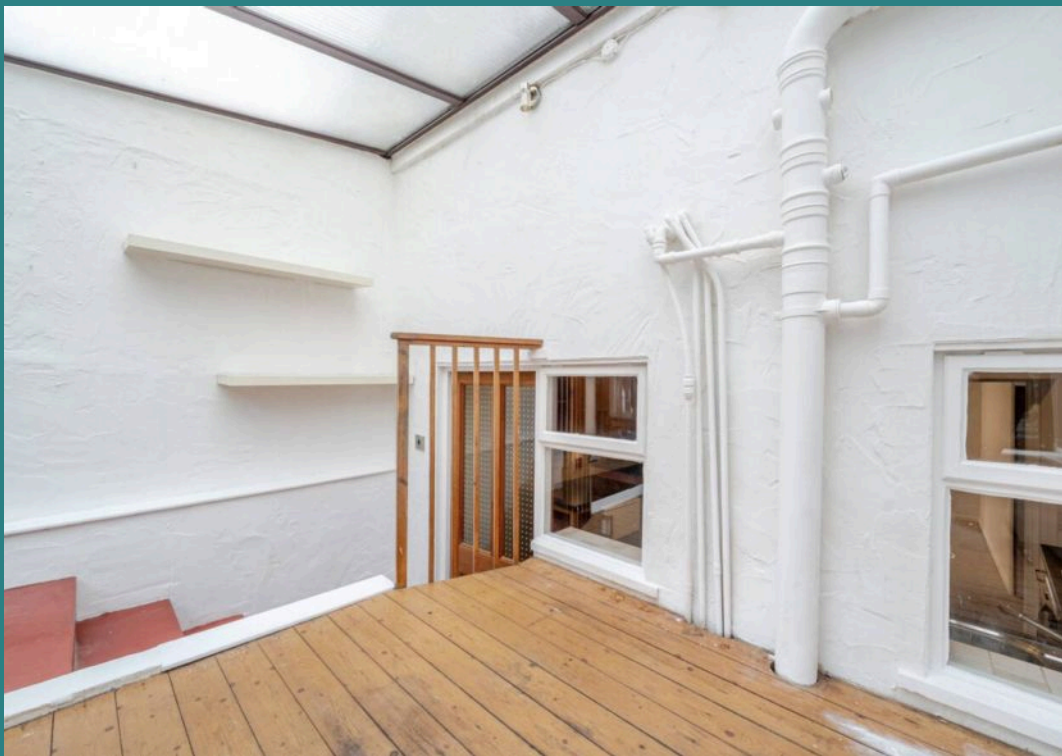
This beautifully presented two bedroom terraced house offers a harmonious blend of period charm and modern convenience. The property is thoughtfully arranged to maximise space and comfort, making it an ideal home for professionals, couples, or small families seeking a stylish yet practical living environment.

Upon entering, you are greeted by a characterful living room that immediately impresses with its exposed beams and feature fireplace. The room exudes warmth and personality, providing a welcoming space for both relaxing nights in and entertaining guests. Wooden flooring extends throughout the property, enhancing the sense of continuity and adding a touch of timeless elegance to each room.

The modern kitchen is well-appointed with a range of integrated appliances, ensuring a seamless cooking experience. Sleek cabinetry and quality finishes complement the contemporary design, while ample worktop space caters to all your culinary needs. Adjoining the kitchen is a conservatory (with direct access to the rear paved garden), which serves as a versatile space for dining, a home office, or a tranquil reading nook. Large windows flood the area with natural light, creating an inviting atmosphere throughout the day.









Upstairs, you will find two well-proportioned bedrooms, each benefitting from built-in shelving and clever storage solutions to maximise floor space. Both rooms are bright and airy, with wooden flooring continuing the home's cohesive aesthetic. The modern bathroom features a walk-in shower and a separate bath-tub, catering to both quick morning routines and leisurely evenings. Contemporary fixtures and neutral tiling provide a sleek, spa-like ambience.

Throughout the property, built-in shelving and storage have been thoughtfully integrated, ensuring a clutter-free living environment. The abundance of natural light, combined with the tasteful décor and quality finishes, creates a sense of space and serenity.

The location (details available upon request) is convenient for local amenities, transport links, and schools, making this property a practical choice for a range of buyers.

This delightful terraced house is a rare find situated within the heart of the village, close to a range of amenities, offering character and comfortable living areas. Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

Council Tax band: B

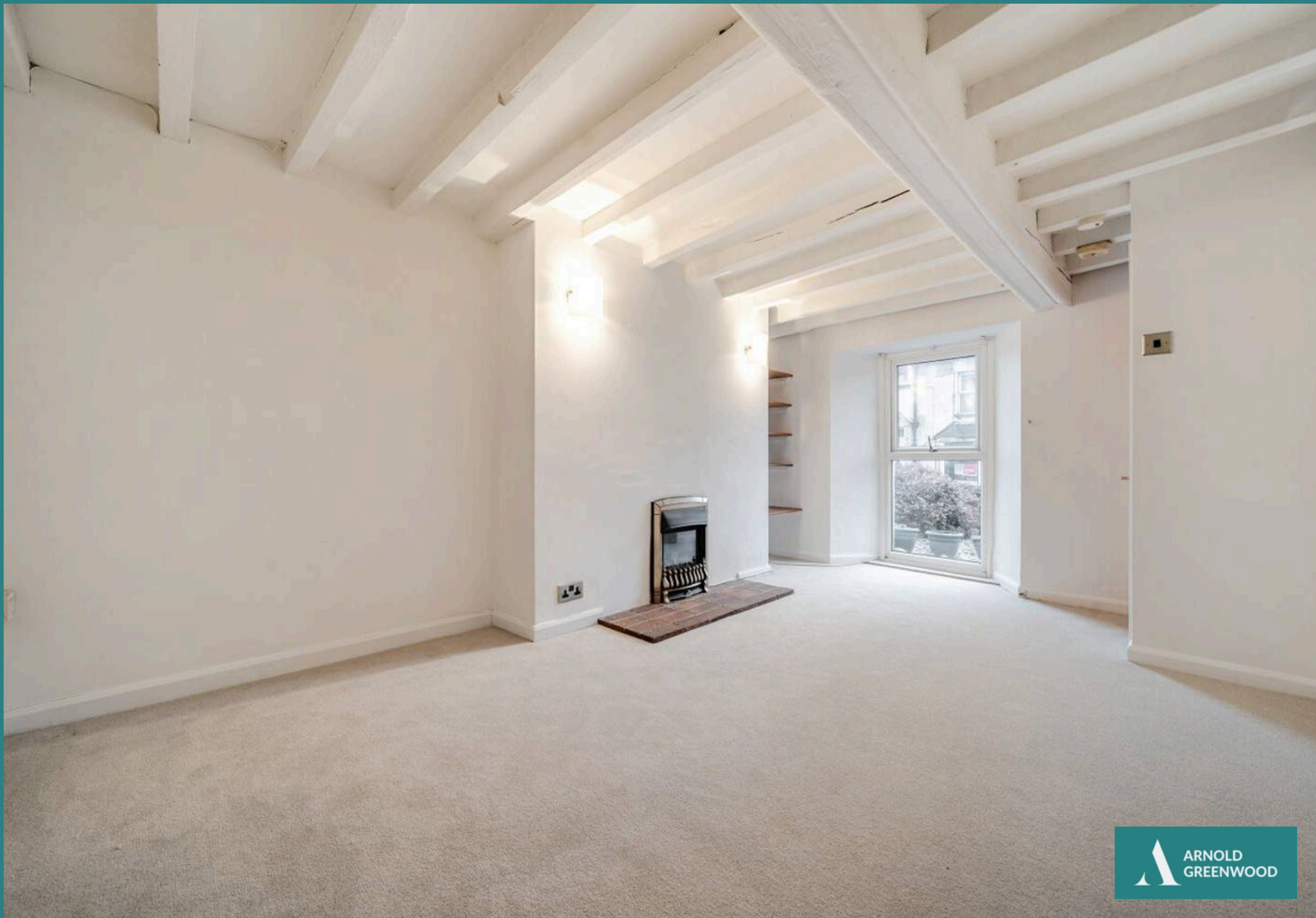
Tenure: Freehold

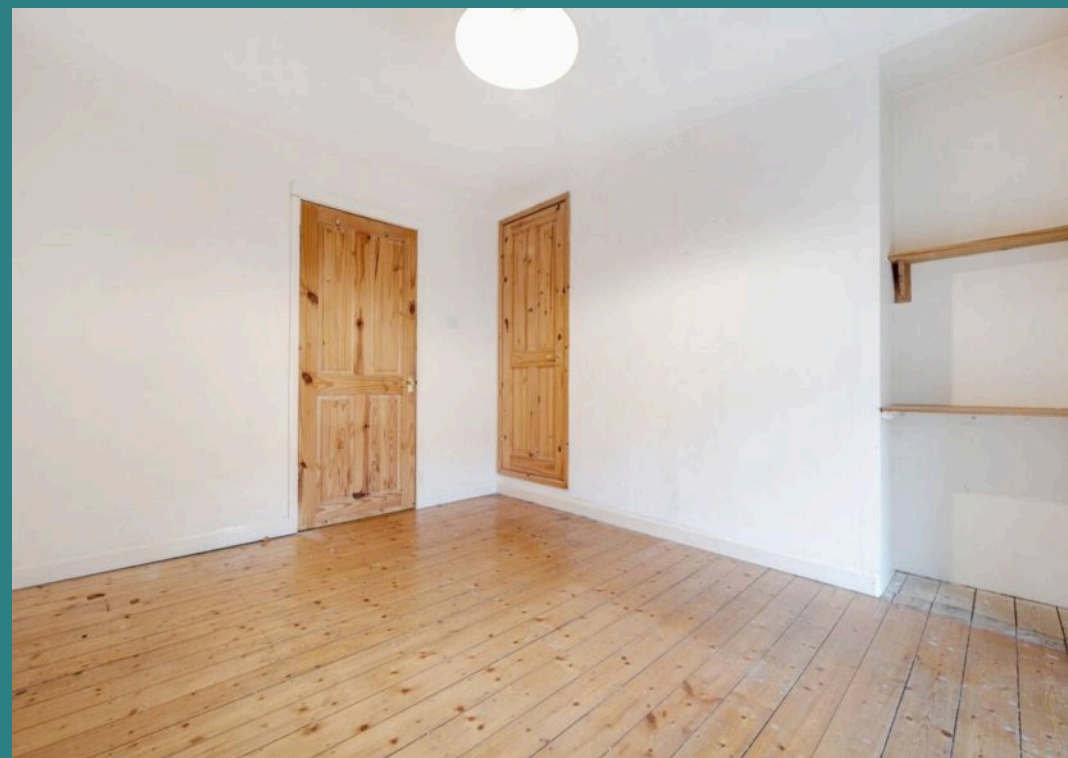
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:











## GARDEN

Shared use of the stone paved rear garden.

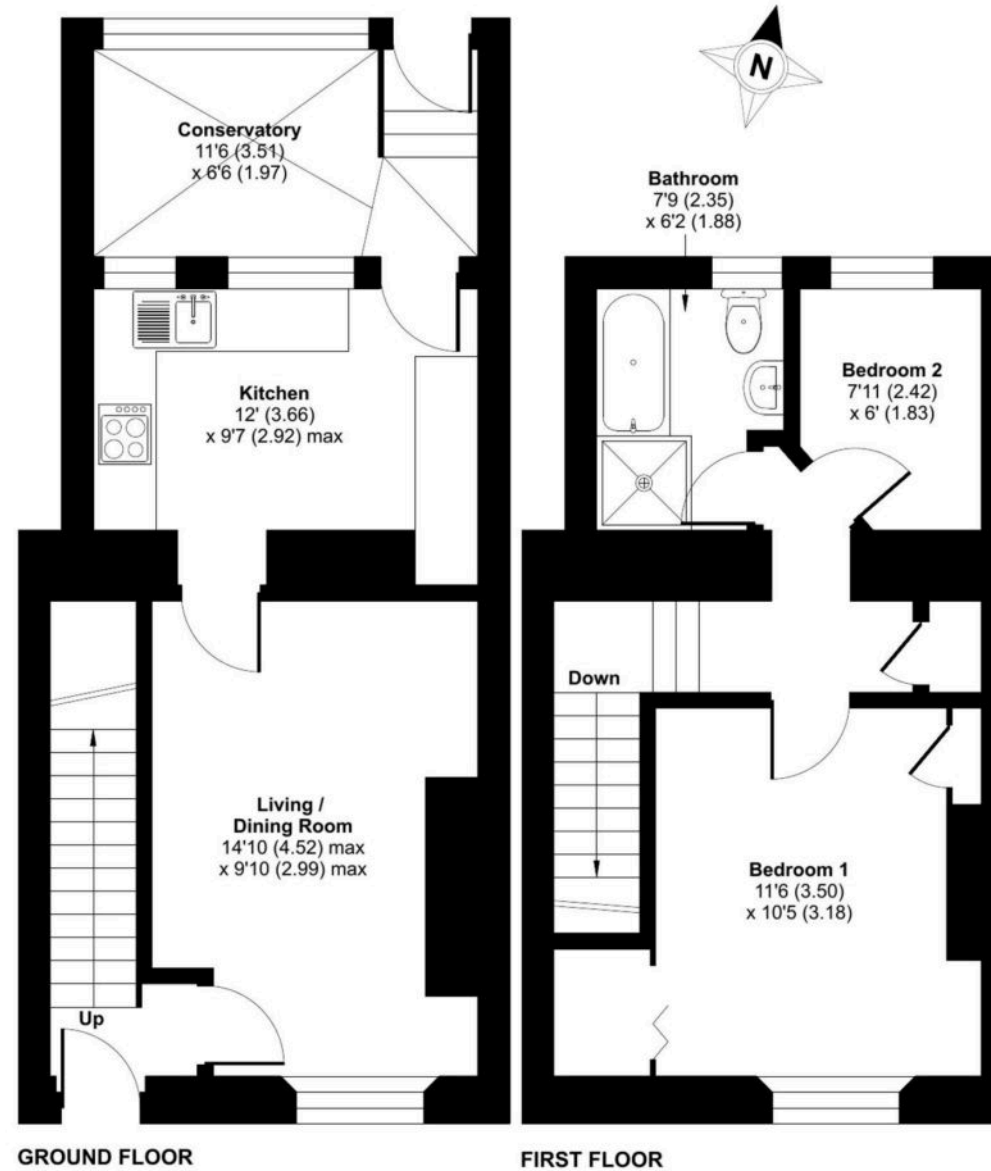
## ON STREET



# Main Street, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale







## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

[kendal@arnoldgreenwood.co.uk](mailto:kendal@arnoldgreenwood.co.uk)

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



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