Ground Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



First Floor

Approx. 22.3 sq. metres (239.8 sq. feet)



DIRECTIONS

Entering Flookburgh from the Cark direction, on reaching the square, turn right onto Main Street, continue for a short while and Eccleston Meadow is on the left, follow the road where the property can be found on the left towards the end of the road.

The property can be found by using the following "What Three Words" https://w3w.co/football.scrubber.deserved

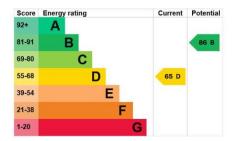
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Borough Council

SERVICES: All mains services including, gas, electric, water and drainage.





Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.





£155,000

















PARKING

10 Eccleston Meadow, Flookburgh, Grange-over-Sands, LA11 7NE

For more information call 01229 445004

2 New Market Street Ulverston Cumbria LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Modern semi detached home situated in a pleasing location within the popular village of Flookburgh and positioned towards the head of a small cul-de-sac. Offering a superb opportunity perfect for the range of buyers including the first-time purchaser or those looking to downsize. Comprising of vestibule, lounge/dining room, kitchen, two bedrooms and shower room with private driveway and garden space. Whilst in need of general modernisation and refurbishment the property offers a gas central heating system, uPVC double glazing and a superb opportunity to create a comfortable home in this pleasing location. The village has amenities including pharmacy, local shop, takeaway, primary school and offers easy access to Cark with its railway station, Cartmel & Grange-over-Sands for further shopping. In all a great little house that is vacant with no upper chain and early viewing is invited.



Accessed by way of a PVC front door with leaded and pattern glass pane opening to:

PORCH

3' 0" x 4' 7" (0.91m x 1.4m)

Circuit breaker control, two shelves and door to lounge/diner.

LOUNGE/DINER

17' 8" x 15' 3" (5.38m x 4.65m) widest points
Raised hearth to the corner of the room with slate back
and housing stove, set of PVC double glazes patio door
opening to the rear garden area, uPVC double glazed
window to front and stairs to the side of the room
leading to the first floor with under stairs cupboard.
Two radiators, ceiling light point and arch to kitchen.

KITCHEN

7' 8" x 6' 1" (2.34m x 1.85m)

Fitted with a range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink and drainer with mixer tap. Integrated electric oven and gas hob with cooker hood over, space for fridge/freezer and space and plumbing for washing machine. UPVC double glazed window to front.

FIRST FLOOR LANDING

Raised hearth to the corner of the room with slate back and housing stove, set of PVC double glazes patio doors and light over the stairwell and door to boiler cupboard opening to the rear garden area, uPVC double glazed with shelving.

BEDROOM

8' 11" x 9' 0" (2.72m x 2.74m)

Double room to the front with uPVC double glazed domer window, radiator and recessed shelf area.



BEDROOM

5' 9" x 9' 0" (1.75m x 2.74m)

Single room with shelving, radiator and double glazed roof light.

SHOWER ROOM

7' 8" x 6' 1" (2.34m x 1.85m) widest points
Fitted with a three piece suite comprising of WC,
pedestal wash hand basin with mixer tap and folding
door to shower cubicle housing Mira shower with flexi
track spray and fixed rain head. Tiling to the floor and
walls, radiator, shaver point and double glazed roof light.

EXTERIOR

To the front of the property is a pleasant sunny forecourt seating area with drive to the side offering off-road parking. From here there is gated access to the enclosed rear garden space which is brick set and flagged with a covered store to the corner. The garden space offers good potential for general landscaping as required.



