



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 & G range-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 doors 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

Access point to loft, doors to bedrooms and shower room. Roof light over the stairwell and door to boiler cupboard 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.

