



**POOLE
TOWNSEND**

14 Ellas Orchard, Green Lane, Flookburgh, Cumbria, LA11 7JT

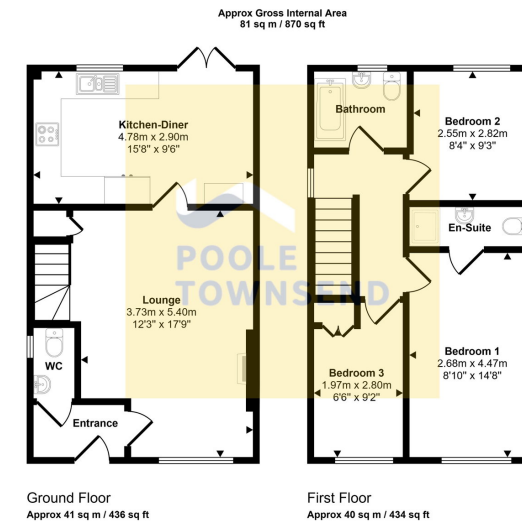
£225,000

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- Modern, well-presented three-bedroom family home
- Spacious lounge featuring an inset gas fire
- Double doors provide direct access to the rear patio
- Principal bedroom with en-suite shower room
- Open-access driveway and low-maintenance gardens with stone chippings and paved areas
- Ideally situated in a pleasant cul-de-sac in the popular village of Flookburgh
- Stylish kitchen/diner with integrated appliances
- Two well-proportioned double bedrooms plus single
- Family bathroom plus convenient ground-floor cloakroom
- Gas central heating, double glazing throughout and part-boarded loft with fitted ladder





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

A modern and well-presented three-bedroom family home, ideally positioned within a pleasant cul-de-sac in the popular village of Flookburgh. The property offers comfortable and practical accommodation, including a good-sized lounge with inset gas fire, a smart kitchen/diner with integrated appliances and double doors opening onto the rear patio, two double bedrooms, a principal bedroom with en-suite shower room, family bathroom and ground-floor cloakroom. Outside, there is an open-access driveway and easy-to-maintain gardens with stone chippings and paved areas, while further benefits include gas central heating, double glazing throughout and a part-boarded loft space with fitted ladder.

Visit us at
www.pooletownsend.co.uk
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We are open
 Monday – Friday 9.00 – 5.00
 Saturday 9.00 – 1.00

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