



Flookburgh

£199,000

74 Jutland Avenue, Flookburgh, Grange-over-Sands,
Cumbria, LA11 7LQ

This modernised and spacious Semi-Detached Family home sits on the edge of Ravenstown with lovely Open Plan Living/Dining and Kitchen Area to the Ground Floor and 3 Bedrooms and Shower Room to the First Floor.

There is a good sized Garden to the rear, convenient Parking for 2-3 cars and some lovely open views to the front.

Available with no upper chain this lovely home is ideal for families looking to settle in a vibrant, friendly community.

Quick Overview

- Semi-Detached - 3 Bedrooms
- Open Plan Living/Dining and Kitchen
- Modern Shower Room
- Popular location
- Gas central heating
- Double Glazing
- Off road Parking
- Attractive Rear Garden
- Superfast Broadband available



3



1



1



D



Superfast



Parking for 2-3
cars

Property Reference: G3091



Open Plan Living/Dining Kitchen



Kitchen Area



Bedroom 1



Bedroom 2

The attractive, anthracite composite main side door opens into the super Open-Plan Ground Floor which is generously proportioned and has a triple aspect. It is light and airy with large front window, side window, 'Velux' roof windows over the Kitchen and triple bi-folding doors to the rear. Sleek, high gloss, dark grey wall and base cabinets occupy one wall with an enviable, sizeable central island with integrated dishwasher, fridge/freezer, induction hob with extractor and 'Bosch' oven and microwave. Space and plumbing for washing machine, recessed ceiling spot lights, grey wood effect laminate flooring to Kitchen area and bi-folding doors lead on to the rear decking. The Living Area area provides ample space for both living and dining furniture and has a useful understairs storage cupboard.

From the Open Plan Area the return staircase leads to the First Floor. There are 2 Double Bedrooms and 1 Single Bedroom. The Shower Room is modern with a large walk in shower, WC, pedestal wash hand basin and recessed ceiling spot lights.

Outside, to the front, there is a spacious, sloped, gravelled area which can easily accommodate 2-3 vehicles. A side gate leads to the enclosed Rear Garden which has a spacious uPVC grey decked area ideal for outdoor entertaining with steps leading up to a further decked area with smoked glass balustrades and generous area of artificial grass. Several, pretty mature plants and shrubs as well as a charming old tree provide shade and privacy.

Location: From Grange-over-Sands the village of Flookburgh is approximately 4 miles away. Upon entering the village proceed in to the Square, crossing over the Square into Main Street. Take the left turn signposted Raventown, then second left into Jutland Avenue. No. 74 can be found a short way along on the left hand side.

Raventown is a small popular and friendly community on the outskirts of Flookburgh with its own Social Club. The village of Flookburgh is well served by amenities and boasts Primary School, Doctors Surgery, Chemist, Public House, Bakery, Fish & Chip shop etc. Cark Railway Station is approx 1 mile away with good connections to the rest of the country,

<https://what3words.com/boxer.enigma.aliolated>

Accommodation (with approximate measurements)

Open Plan Living/Dining Kitchen 31' 9" x 19' 4" (9.68m x 5.89m) plus 15' 5" x 14' 1" (4.7m x 4.29m)

First Floor

Bedroom 1 12' 8" max x 8' 4" max (3.86m max x 2.54m max)

Bedroom 2 12' 4" x 4' 10" (3.76m x 1.47m)

Bedroom 3 10' 0" x 6' 7" (3.05m x 2.01m)

Shower Room

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band B. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £850 - £900 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 3



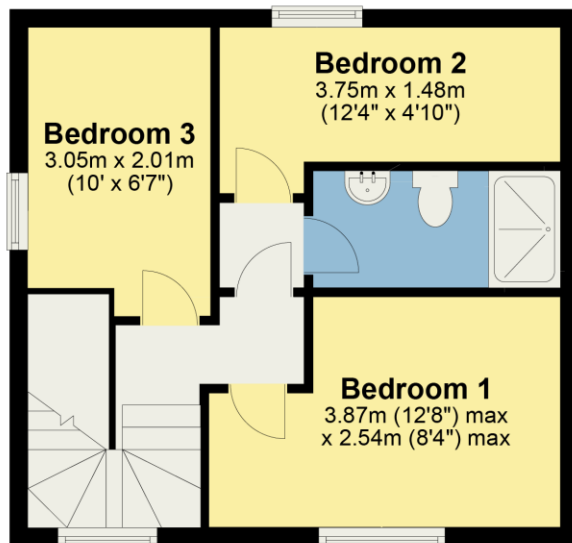
Shower Room



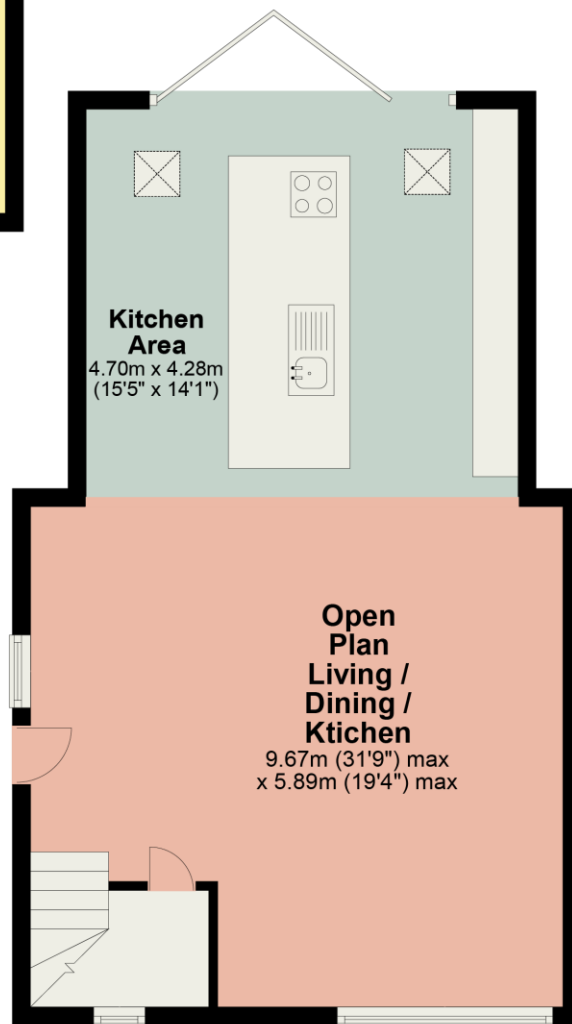
Garden



Rear Garden Area



First Floor



Ground Floor

Total area: approx. 85.5 sq. metres (920.0 sq. feet)

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/08/2026.