

Flookburgh

£265,000

6 Jutland Avenue, Flookburgh, Grange-over-Sands, Cumbria, LA11 7LF

A 4 Bedroom Semi-Detached Family Home in Ravenstown, offering off-road Parking, low-maintenance Gardens and some lovely views towards the Lakeland Fells.

This spacious property provides versatile family accommodation and is ideal for buyers seeking a home with scope to improve and personalise. The generous layout includes 4 Bedrooms and 2 Reception Rooms, making it well suited to a growing family or those requiring additional space for Home Working.

Externally, there is practical outdoor space without excessive upkeep and Parking for 3 cars. An early internal viewing is strongly recommended to fully appreciate the potential on offer.

Quick Overview

Lovely views towards the Lakeland Fells
Extended Semi-Detached Family Home
4 Bedrooms
2 Reception Rooms
Low maintenance Gardens
Off Road Parking
Scope to update and improve
Versatile accommodation
Lovely walks on the doorstep
Ultrafast Broadband

Property Reference: G3258

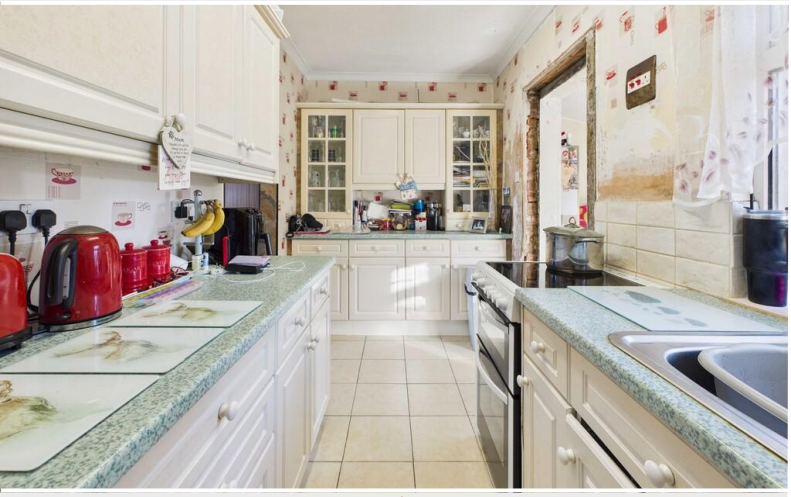
4	0	2	D	*Ultradfast Broadband*	*Off Road Parking*



Sitting Room



Living Room



Kitchen



Utility Room

From the Parking Area and Garden 2 steps lead up to a half glazed entrance door leading into an Entrance Porch with a glazed door to the Sitting Room. A well proportioned dual aspect room with feature wooden carved fireplace with inset tile, coal effect living flame gas fire and slate hearth. A door leads to the Inner Hall with stairs to the First Floor, understairs storage cupboard and doors to the Bathroom and Living Room. The Bathroom has a 3 piece white suite comprising bath with Mira shower over, pedestal wash hand basin and low flush WC. Tiled walls and floor, recessed wall miror and extractor fan. The Living Room is a cosy room with attractive stone fireplace with timber mantle, display niches and space for TV. Inset coal effect living flame gas fire with slate hearth. uPVC double glazed window with a pleasant aspect into the front garden and towards the Lakeland Fells. Additional understairs storage cupboard. From the Living Room an Archway leads into the Kitchen with fitted wall and base units, stainless steel single drainer sink unit, space for cooker and plumbing for washing machine. Tiled floor and walkway to the rear Porch/Utility Room with tiled floor and rear entrance door.

From the Inner Hall the return staircase lead to the First Floor Landing with loft hatch. Bedroom 1 with Dressing/Hobbies Room with an archway leading into the double Bedroom with uPVC double glazed window. Bedroom 2 a double room with pleasant aspect to open fields and the Lakeland Fells. Bedroom 3 is a double room with a rear aspect and fitted cupboards (1 housing the gas central heating boiler). Bedroom 4 is a double bedroom with side aspect.

Outside the Front Garden is laid to lawn with a hedged border, paved pathway and Parking for 2-3 cars. The Rear Garden is paved for ease of maintenance with ample space for a Garden Shed/Summer House. Outside tap.

Location Situated in the popular village of Ravenstown with the local Primary School close-by and the Fishing Village of Flookburgh within walking distance. The main facilities of Flookburgh are approximately a mile away where there are Doctors, Chemist, Post Office, General Store, Fish and Chip Shop and Public House with the railway station at Cark-in-Cartmel a further half mile away.

From Grange-over-Sands the village of Flookburgh is approximately 4 miles away. Upon entering the village proceed to the Square in the centre, crossing over into Main Street, follow then take the second left into Winder Lane. Follow the road past the Primary School and when approaching Ravenstown take first turning on the left into Jutland Avenue, No.6 is a short way along on the right hand side, just past the turning for Marne Avenue.

What3words: https://what3words.slice.topmost.artichoke

Accommodation (with approximate measurements)

Entrance Porch
Sitting Room 18' 1" x 10' 11" (5.51m x 3.33m)
Inner Hall 3' 6" x 5' 11" (1.07m x 1.8m)
Bathroom 6' 6" x 6' 9" (1.98m x 2.06m)
Living Room 11' 6" x 12' 1" (3.51m x 3.68m)
Utility Room 7' 10" x 9' 10" (2.39m x 3m)
Landing 3' 0" x 10' 1" (0.91m x 3.07m)
Bedroom 1 8' 9" x 10' 10" (2.67m x 3.3m)
Dressing Room 8' 9" x 7' 0" (2.67m x 2.13m)
Bedroom 2 9' 4" x 13' 9" (2.84m x 4.19m)
Bedroom 3 8' 9" x 11' 1" (2.67m x 3.38m)
Bedroom 4 8' 10" x 10' 11" (2.69m x 3.33m)

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

Tenure: Freehold. Vacant possession upon completion.

Unregistered Property: We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

Council Tax: Band B. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.

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

Rental Potential: 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 Checks (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 1



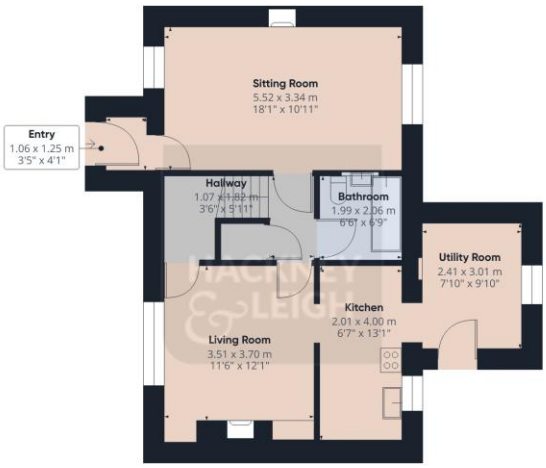
Bedroom 3



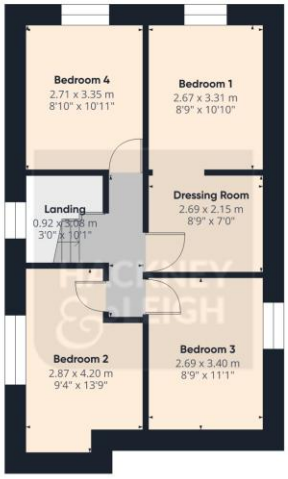
View from Living Room and Bedroom 2



Rear Garden



Floor 0



Floor 1



HACKNEY & LEIGH

Approximate total area(1)

106.5 m²

1147 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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