



61 Main Street, Flookburgh
£335,000



61 Main Street

Flookburgh, Grange-Over-Sands

Occupying a generous plot within the village of Flookburgh, this detached home offers spacious accommodation, extensive outdoor space and excellent potential for improvement. Requiring modernisation throughout, the property provides an exciting opportunity for buyers seeking a home they can update and personalise to suit their own tastes and requirements.

The accommodation is arranged across two floors and offers well proportioned living space throughout. A sitting room provides a comfortable environment for everyday living, while a second reception room offers flexibility for a variety of uses. The spacious dining kitchen provides ample room for cooking, dining and family life.

To the first floor, the property offers three double bedrooms together with a shower room. A bathroom serves the ground floor, while the overall layout provides excellent potential for enhancement and reconfiguration if desired.

Externally, the property benefits from a generous rear garden providing plenty of space for relaxing, entertaining and gardening. A particular feature is the gazebo/bar, which benefits from power and offers additional versatility. Driveway parking is available for multiple vehicles, adding further practicality.

Combining spacious accommodation, generous outside space and significant potential for improvement, this is an excellent opportunity to acquire a detached home within a well regarded village location.

- Detached family home occupying a generous plot
- Three double bedrooms
- Two reception rooms
- Spacious dining kitchen
- Ground floor bathroom and first floor shower room
- Attractive rear garden
- Gazebo/bar with power connected
- Driveway parking for multiple vehicles
- Offering scope for updating and personalisation
- Convenient village location

DIRECTIONS:

WHAT3WORDS://hunk.balance.skills

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently **Band D**

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





HALLWAY

12' 11" x 4' 1" (3.94m x 1.24m)

LIVING ROOM

19' 1" x 12' 0" (5.81m x 3.67m)

RECEPTION ROOM

20' 3" x 12' 6" (6.17m x 3.80m)

KITCHEN

14' 1" x 13' 11" (4.29m x 4.25m)

CLOAKROOM

3' 10" x 2' 11" (1.17m x 0.90m)

BATHROOM

6' 10" x 6' 9" (2.08m x 2.06m)

LANDING

9' 3" x 5' 10" (2.83m x 1.79m)

BEDROOM

19' 2" x 12' 0" (5.85m x 3.67m)

BEDROOM

12' 0" x 10' 11" (3.66m x 3.32m)

BEDROOM

10' 10" x 9' 9" (3.30m x 2.97m)

SHOWER ROOM

5' 10" x 5' 2" (1.77m x 1.57m)







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1458 ft²

135.5 m²

Reduced headroom

91 ft²

8.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



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