



Flookburgh

£315,000

63 Allithwaite Road, Flookburgh, Grange-over-Sands, Cumbria, LA11 7JR

An attractive, spacious well-presented 2 Bedroom Detached Bungalow, offered with no upper chain and ready for immediate occupation, situated in a cul-de-sac location on the edge of Flookburgh with Attached Garage and attractive Gardens.

Comprising Entrance Hall, Sitting Room, Dining Kitchen, 2 Double Bedrooms and Bathroom. Internal inspection strongly recommended.

Quick Overview

- Attractive Gardens
- Attached Garage and Parking
- Detached Bungalow with 2 Bedrooms
- Spacious Dining Kitchen
- Well presented
- Light and bright throughout
- Gas central heating
- uPVC double glazing
- Popular residential location
- Ultrafast Broadband



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Ultrafast
Broadband



Garage &
Parking

Property Reference: G3193



Entrance Hall



Sitting Room



Dining Kitchen



Bedroom 1

Two steps lead up to the attractive entrance door with side windows. The spacious Entrance Hall has a solid wood floor and provides access to all rooms and the loft hatch which has a pull down ladder and is partially boarded. The Sitting Room is a dual aspect room with an attractive recessed fireplace with multi-fuel wood-burning stove. The Dining Kitchen is light and bright with an attractive range of cream base cabinets with complementary worktop and up-stand behind the single drainer stainless steel sink unit. Built in electric oven and 4 burner gas hob with cooker hood over. Integrated fridge, space and plumbing for washing machine and concealed wall mounted Worcester gas central heating boiler. Double doors lead out to the paved Patio and Garden.

There are 2 spacious double Bedrooms, 1 has a front aspect, the other a rear aspect with glimpses of Morecambe Bay in the distance. The Bathroom has a 3 piece white suite comprising bath with shower over and shower screen, pedestal wash hand basin and low flush WC.

Attached is the Single Garage with up and over door, power and light. Side window and rear door. Parking for 2 cars. There are attractive Gardens to the front and rear. The front Garden has a small lawn with well stocked flower borders and a feature Acer. Gated access on both sides of the property lead to the rear Garden with attractive patio, level lawn and well stocked flower borders

Location Located on the outskirts of the popular and friendly village of Flookburgh which boasts amenities such as Doctors Surgery, Post Office, Public House, Convenience Store, Chemist, Fish and Chips shop etc with Railway Station and super Garden Centre just a little further along in the village of Cark.

The highly regarded village of Cartmel is a 5 minute drive and the picturesque Edwardian town of Grange over Sands is some 10 minutes away which has a wider range of amenities.

To reach the property from our office proceed out of Grange in the direction of Flookburgh. Go through Allithwaite and upon entering Flookburgh, but before the bridge, take the second right into Allithwaite Road. No. 63 is shortly on the left hand side.

What3words:

<https://what3words.com/guesswork.vocal.secondly>

Accommodation (with approximate measurements)

Entrance Hall

Sitting Room 13' 10" x 11' 10" (4.22m x 3.61m)

Dining Kitchen 14' 6" x 11' 8" (4.43m x 3.58m)

Bedroom 1 12' 9" x 11' 10" (3.91m x 3.61m)

Bedroom 2 10' 11" x 10' 10" (3.35m x 3.31m)

Bathroom 7' 8" max x 7' 4" (2.36m max x 2.24m)

Attached Garage 17' 4" x 9' 1" (5.30m x 2.78m)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C. 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 £800 - £850 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom 2



Bathroom



Rear Garden





Approximate total area⁽¹⁾

84.3 m²
907 ft²

Balconies and terraces

12.9 m²
139 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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