Flookburgh

£195,000

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

A super, well-presented, spacious Semi-Detached Family home on the edge of Ravenstown with fabulous open views to the front over open fields to Morecambe Bay in the distance.

Lovely Lounge with bay window, Galley style Kitchen, Dining Area, 2 Double Bedrooms and Bathroom. Single Garage, Parking and enclosed rear Garden.

No Upper Chain.

Quick Overview

Super views over open fields to Morecambe Bay

2 Bedroom Semi Detached House

Well presented

Garage and Parking

Lovely enclosed rear Garden with pond

Gas central heating

uPVC double glazed windows

Superfast Broadband

Property Reference: G3183

2 | 1 | 2 | D | Superfast Broadband | Garage and Parking

Lounge

Dining Area

Kitchen

Bedroom 1

The uPVC double glazed side door leads in to the Entrance Hall with stairs to the First Floor. Door to Sitting Room which is a light and bright room with lovely square bay window with fabulous views over open fields to Morecambe Bay in the distance. Stone fireplace with open fire and matching TV plinth. Archway to Dining Area with double glazed sliding doors to rear Garden and double glazed rear entrance door. The Kitchen is galley style with a dual aspect and an attractive range of Atlantis fitted wall and base cabinets with splash back tiling and granite style worktops with 1 1/2 bowl sink unit. Built in oven with 4 ring gas hob over and cooker hood over. Integrated fridge and dishwasher. Inset ceiling spotlights,

From the Entrance Hall the return stair leads to the First Floor with mock beam and storage cupboard housing the hot water cylinder and fitted shelves. Bedroom 1 is a good sized double room with a front aspect and fabulous open views. Fitted wardrobes with louvre doors. Bedroom 2 is also a double room with rear aspect in to the Garden. Fitted wardrobe with louvre doors. The Bathroom has a 3 piece white suite with wood panelled bath and shower over. Vanitory wash hand basin and low flush WC. Complementary part tiled walls, ladder style radiator and mock beam.

To the rear of the property there is a Single Garage with up and over door and personal side door. Plumbing for washing machine and space for dryer. Power, light and coal bunker. Parking for several cars on the crazy paved driveway. The front Garden is hedged with a raised border. The rear Garden is private with a hedged and fenced border with attractive limestone pond and electric water feature. Beautiful garden arch and patio area, ideal for enjoying the garden. Outside tap.

Contents available subject to further negotiations. No Upper Chain

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 Ravenstown, then second left into Jutland Avenue. No. 66 can be found a short way along on the left hand side.

Ravenstown 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, Fish & Chip shop etc. Cark Railway Station is approx 1 mile away with good connections to the rest of the country.

What3 words: muscular.blemishes.packing

Accommodation (with approximate measurements)

Entrance Hall
Lounge 21' 6" x 13' 7" (6.56m x 4.16m) into bay
Dining Room 9' 7" x 8' 10" (2.93m x 2.71m)
Kitchen 9' 4" x 6' 5" (2.85m x 1.97m)
First Floor
Bedroom 1 11' 11" x 9' 4" (3.64m x 2.86m) plus wardrobes
Bedroom 2 10' 9" x 8' 8" (3.30m x 2.65m) plus wardrobes
Bathroom 8' 5" x 6' 11" (2.58m x 2.12m)
Garage 16' 0" x 10' 3" max (4.90m x 3.13m max)

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

Freehold: Freehold. Vacant possession upon completion.

Council Tax: Band B. Westmorland and Furness Council.

Unregistered Title: 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.

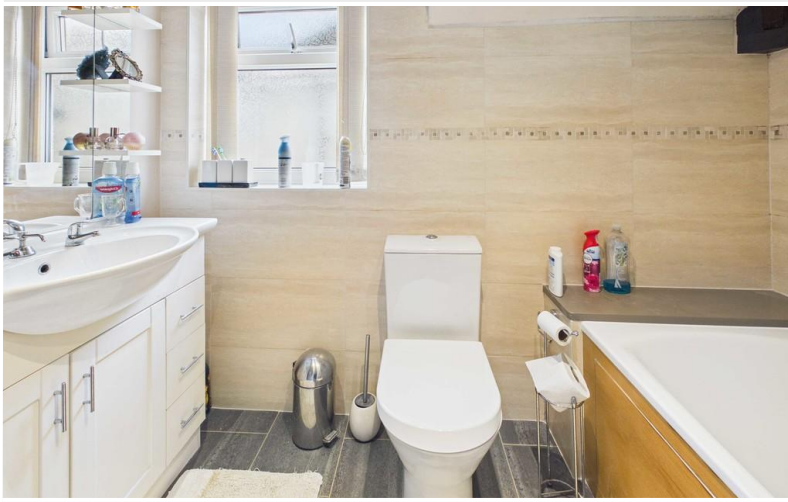
Viewings: Strictly by appointment with Hackney & Leigh.

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 £700 - £750 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).

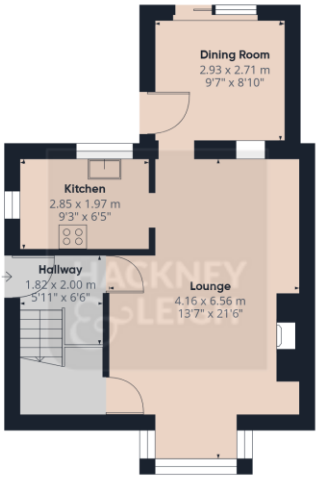
Bedroom 2



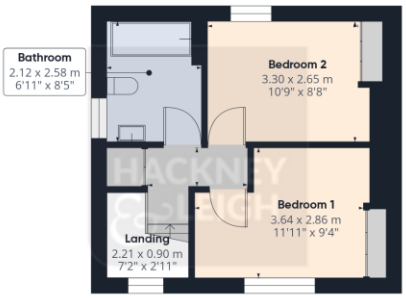
Bathroom

Rear Garden

Views



Floor 0



Floor 1

Approximate total area(1)

71.6 m²

771 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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