



Cark In Cartmel

£225,000

3 Cark House Court, Cark In Cartmel, Grange-over-Sands, Cumbria, LA11 7PE

Fabulous, well presented, modern, end terrace property which is well presented throughout. It should have a wide appeal but in particular to First Time Buyers or Investors. Comprising Hallway with WC off, Open Plan Living/Kitchen/Diner, 2 Double Bedrooms, Bathroom and Study. Rear Garden and Private Parking Space. Early viewing recommended.

Quick Overview

- End Terrace - 2 Double Bedrooms
- 1 Reception - 1 Bathroom
- Edge of village location
- Quiet, residential area
- Walking distance to Pub & Railway Station
- Electric heating
- Well presented throughout
- Pleasant walks from the door step
- Enclosed SE facing Garden & ParkingSpace
- Superfast Broadband speed 80 mbps available*



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80 mbps



Private Parking Space

Property Reference: G2849



Hall



Kitchen



Open Plan Living Area



Open Plan Living Area

Description What an excellent property. Well presented, well maintained with clean lines, this modern, neutrally decorated end terrace property (built in 2006/07) would be an excellent buy for the First Time Buyer, down-sizers, small family or Investor.

This property is well presented throughout and arranged for modern day living. The front door opens into the Hallway with modern and useful Cloakroom comprising white low flush WC and wall mounted wash hand basin. The Open Plan Living/Dining and Kitchen occupy the rest of the Ground Floor with part ceramic tiled and part wood effect laminate flooring. This space has a good amount of natural light with dual aspect (two front and two rear windows) and patio doors to the Rear Garden. Under stairs storage cupboard. The Kitchen is furnished with a range of shaker style, light 'wood' wall and base cabinets with contrasting black work-surface and wall tiles. Integrated fridge freezer, washing machine, dishwasher, electric oven and hob and inset stainless steel sink. Ample space for dining table, chairs and lounge furniture.

From the Open Plan Room stairs lead to the First Floor where there are 2 Double Bedrooms and a Study which would also work well as a small nursery perhaps. The Bathroom has a white suite comprising 'P' shaped bath with shower over, low flush WC and pedestal wash hand basin. Part tiled walls and ceramic tiled floor.

Outside, to the rear, is the private Rear Garden. Enclosed and largely paved with a raised planted border. A lovely sunny spot! There is private parking for one vehicle.

Location The attractive village of Cark-in-Cartmel is located to the South of the Cartmel Peninsula, close to the shores of Morecambe Bay and within each reach of the Lake District, Furness Peninsula and M6. The Railway Station at Cark connecting to the West Coast main line allows easy access to all parts. Cark is popular and friendly with a good Pub/Restaurant (The Engine Inn), Convenience Store and is only approximately 5 minutes from the highly regarded village of Cartmel. The Village of Flookburgh is about half a mile away and provides local shops, doctors, chemist and churches.

If travelling from Grange over Sands either via Flookburgh or Cartmel, locate the Engine Inn in the centre of the village. Take the lane immediately to the left of the Inn. After approximately 250 yards turn left (just before the bridge) and No.3 Cark House Court is on the left hand side.

Accommodation (with approximate measurements)

- Hall
- Cloakroom
- Open-plan Lounge/Kitchen/Dining
- Bedroom 1
- Bedroom 2
- Study
- Bathroom

Services: Mains electricity, water and drainage. Electric heating.

Tenure: Leasehold. Subject to a 999 year lease dated the 1st Jan 2004. Vacant possession upon completion.

*Checked on <https://checker.ofcon.org.uk/> 13.10.23 not verified

Management Charges/Notes: Service Charge for 2023 is £900 per annum which pays for building insurance, maintenance of the gardens, outside lighting and management fees.

Council Tax: Band C. Westmorland and Furness Council.

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

What3words: <https://what3words.com/forehand.defender.joked>

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

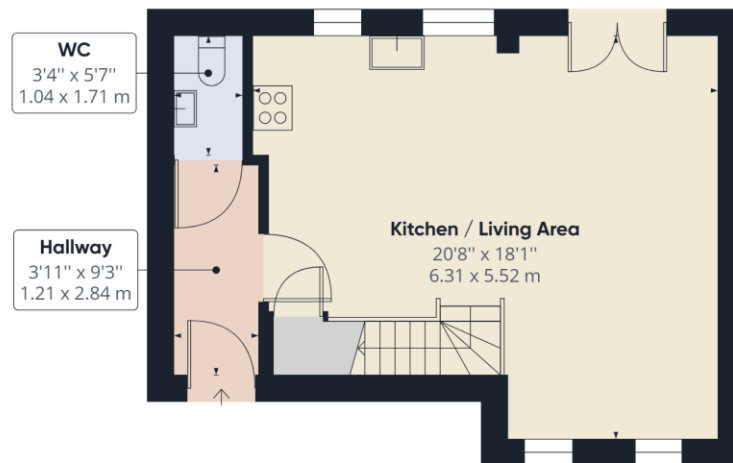
Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £850 pcm. For our terms and conditions or more info please contact our Grange Office.



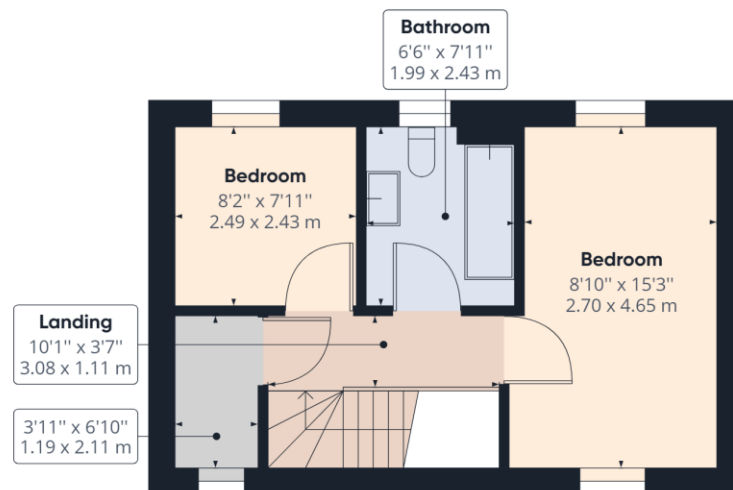
Rear Garden



Bedroom 1



Ground Floor



Floor 1

For identification only. Not to scale. All measurements are approximate.

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 13/10/2023.