



Flookburgh

£225,000

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

A well presented and modernised Semi-Detached Family Home with 3 Bedrooms in the popular area of Ravenstown with Parking and Garden.

Comprising modern Open Plan Living/Dining/Kitchen, 3 Bedrooms and Shower Room. Private Parking at the front and good-sized Rear Garden with decking and artificial grass. Early viewing recommended.

Quick Overview

- Semi-Detached - 3 Bedrooms
- Open plan Living/Dining and Kitchen - 1
- Shower Room
- Popular location
- Gas central heating
- Double Glazing
- Off road Parking
- Attractive Rear Garden
- Superfast Broadband speed 75 mbps available*



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75 Mbps



Off road Parking

Property Reference: G2841



Open Plan Living/Dining Kitchen



Living Area



Kitchen Area



Kitchen Area

Description: 74 Jutland Avenue has been improved and modernised in recent years creating a modern, open-plan, light and airy Ground Floor and Bedrooms and Shower Room to the First Floor. It will particularly appeal to families, first time buyers or perhaps as an investment property as it is currently - returning a healthy monthly rental.

The attractive, main door is located to the side and opens into the open-plan Ground Floor. This space is very generously proportioned and has a triple aspect. It is light and airy with large front window, side window, 'Velux' roof windows over the Kitchen and triple bi-folding doors to the rear aspect. Sleek, high gloss, dark grey wall and base cabinets occupy one wall with an attractive and sizeable central island with integrated dishwasher, fridge/freezer, induction hob with extractor and 'Bosch' oven and microwave. Space and plumbing for washing machine, recessed ceiling spot lights, grey wood effect laminate flooring to Kitchen area and bi-folding doors lead on to the rear decking. The Living Area area provides ample space for both living and dining and has a useful under stairs storage cupboard. From here the return staircase leads to the First Floor.

There are 2 Double Bedrooms and 1 Single Bedroom. The Shower Room is modern with large walk in shower, WC, pedestal wash hand basin and recessed ceiling spot lights.

Outside, to the front, there is a spacious, sloped, gravelled area which can easily accommodate 3/4 vehicles. A side gate leads to the Rear Garden as well as access from the Kitchen where is a decked area with uPVC grey boarding - a lovely area to enjoy dining outdoors. Steps lead up to the raised patio which is attractive with smoked glass balustrades. The garden has artificial grass for ease (excellent especially for children and pets) and some mature trees and bushes to the end and side providing privacy and shade.

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 Raventown, then second left into Jutland Avenue. No. 74 can be found a short way along on the left hand side.

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

Accommodation (with approximate measurements)

Open Plan Living/Dining Kitchen 31' 9" x 19' 4" (9.68m x 5.89m) plus 15' 5" x 14' 1" (4.7m x 4.29m)

Bedroom 1 12' 8" max x 8' 4" max (3.86m max x 2.54m max)

Bedroom 2 12' 4" x 4' 10" (3.76m x 1.47m)

Bedroom 3 10' 0" x 6' 7" (3.05m x 2.01m)

Shower Room

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

Tenure: Freehold. Vacant possession upon completion.

This property is currently let on an Assured Shorthold Tenancy until April 2024 at a rent of £900 pcm.

*Checked on <https://checker.ofcom.org.uk/> 19.9.23

Council Tax: Band B. Westmorland and Furness Council.

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

What3words <https://what3words.com/boxer.enigma.aliennated>

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



Rear Garden Area

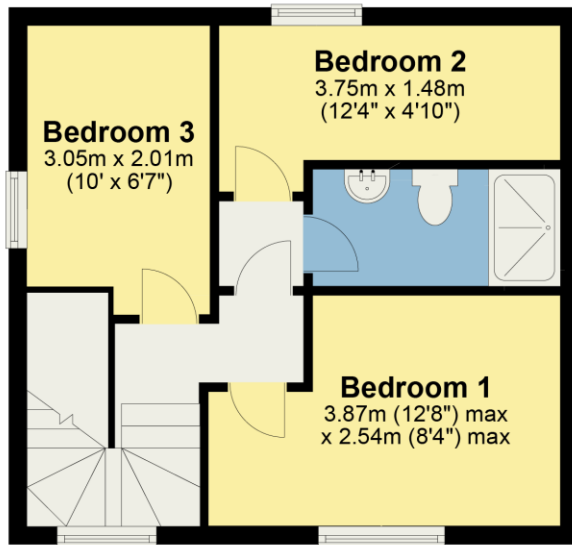


Rear Garden Area

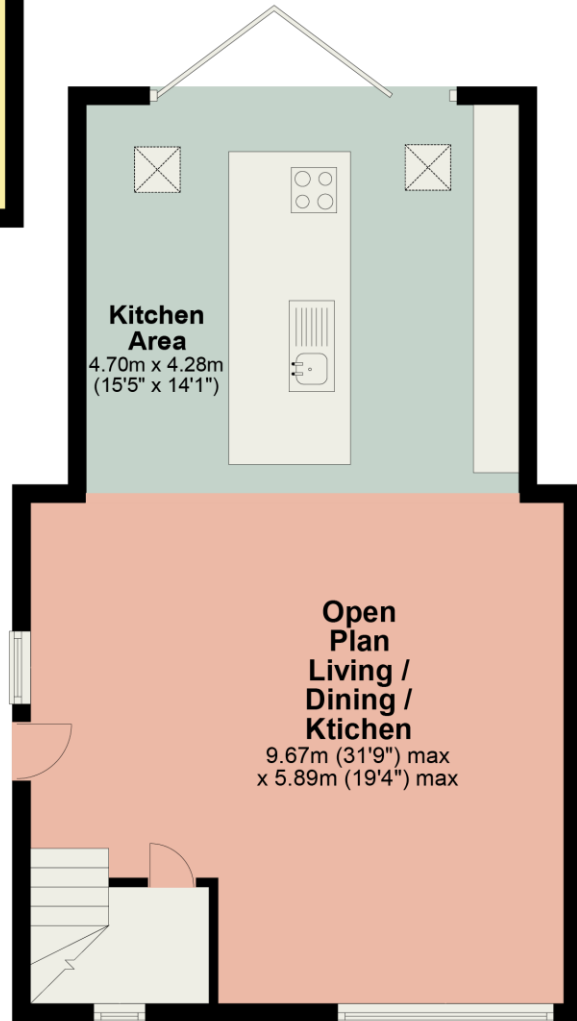


Rear Garden Area





First Floor



Ground Floor

Total area: approx. 85.5 sq. metres (920.0 sq. feet)

For illustrative purposes only. Not to scale.

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 30/10/2023.

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