



1b Fairfield, Flookburgh  
£270,000





## 1b Fairfield

### Flookburgh

A well presented detached bungalow occupying a pleasant cul-de-sac position in a popular residential area within the village of Flookburgh being conveniently placed for Grange-over Sands where the shops, cafes, post office, banks, the promenade and the railway station with trains to Manchester are amongst the many amenities available there.

The accommodation briefly comprises a dining hall, sitting room, kitchen two bedrooms and a bathroom. The property benefits from gas central heating and double glazing.

Outside there are fabulous well maintained generous gardens to the front and rear with ample driveway parking and a garage to the rear.



## GROUND FLOOR

### DINING HALL

12' 2" x 8' 9" (3.70m x 2.67m)

Both max. Double glazed door, double glazed window, radiator, two built in cupboards.

### SITTING ROOM

14' 8" x 11' 6" (4.46m x 3.51m)

Both max. Double glazed sliding door, radiator, electric fireplace.

### KITCHEN

13' 1" x 8' 0" (3.98m x 2.45m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven, electric hob with extractor/filter over, integrated fridge, tiled splashback, tiled flooring.

### BEDROOM

12' 1" x 11' 0" (3.68m x 3.35m)

Both max. Two double glazed window, radiator, fitted wardrobe.

### BEDROOM

11' 7" x 9' 6" (3.52m x 2.90m)

Both max. Two double glazed windows, radiator.

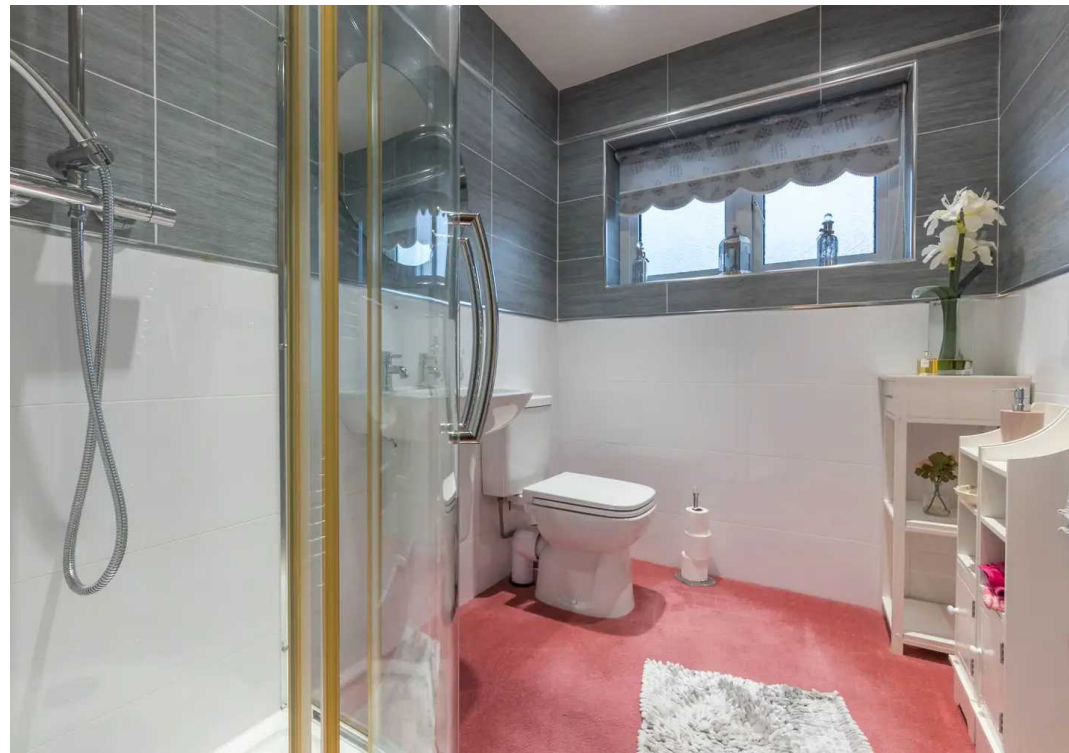
### BATHROOM

8' 10" x 5' 7" (2.69m x 1.69m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, recessed spotlights.









## OUTSIDE

To the rear of the property is a well kept enclosed garden with a lawn, space for potted plants and rockery features. To the front is a gravelled area with space for more potted plants. Ample driveway parking to the front.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND

## TENURE: FREEHOLD

## DIRECTIONS

From Grange proceed along Allithwaite Road to Flookburgh and upon entering the centre of the village turn right on to Station Road and then right onto Fairfield to find number 1b the second property on the right.

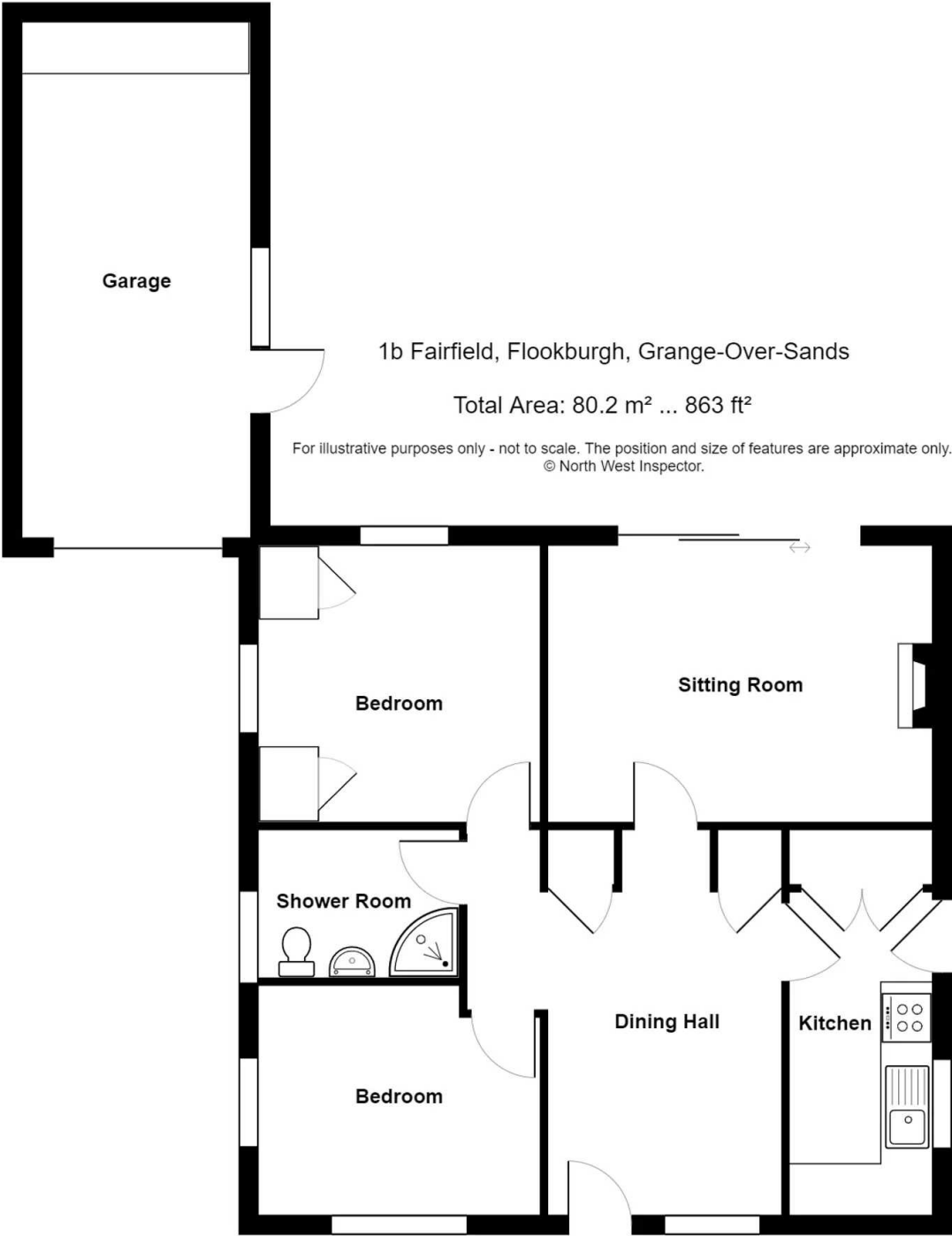
**WHAT3WORDS:**down.vessel.cape

## GARAGE

Single Garage

17' 10" x 12' 0" (5.45m x 2.87m) Up and over garage door, double glazed door, double glazed window, plumbing for washer dryer, water supply, light and power.













## THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • [grange@thwestateagents.co.uk](mailto:grange@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



Your Local Estate Agents **Thomson Hayton Winkley**