



Flookburgh **By Tender Guide Price Offers Over £80,000**

The Cottage, 1a Main Street, Flookburgh, Grange-over-Sands,
Cumbria, LA11 7LA

**To be sold by tender with offers to be received by
the 4th April 2024**

This 2 Bedroom Mid Terrace Cottage presents an exciting opportunity for those with a vision to restore and rejuvenate, creating a cosy retreat or an investment gem in this picturesque fishing village.

Arranged over 3 floors with generously sized rooms comprising Sitting Room, Dining Kitchen, Utility Porch, 2 Double Bedrooms and spacious Bathroom. Viewing recommended. No Upper Chain.

Quick Overview

Mid Terrace - 2 Double Bedrooms
1 Reception - 1 Bathroom
Central village location
Convenient for amenities
Offers great potential
Will appeal to First Time Buyers or Investors
No Upper Chain
On road Parking
Superfast Broadband speed 80 mbps available*



2



1



1



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80 Mbps



On road Parking

Property Reference: G2874



Sitting Room



Sitting Room



Kitchen



Kitchen

Description: Attention Investors and First Time Buyers - those looking for a rewarding project!!! This Mid-Terrace Cottage has the bare bones of a delightful, cosy, inviting cottage. With a little imagination and design, some hard work and the all essential log burning stove, this Cottage could no doubt become a charming, welcoming home.

The main front door opens directly into the Sitting Room with walk in bay window (with seating), stairs leading to first floor, alcove, open fire with dark wood surround and original, quarry tiled floor. The Kitchen is a generous size and is now ready for a new kitchen. Currently fitted with 'wood' wall and base units, a stainless steel sink unit and an electric oven and hob. There is a window to the rear and a door to the Utility Porch, which is a useful space for storage of outer-wear etc and has plumbing and space for washing machine and tumble drier.

From the Sitting Room, the stairs lead to the First Floor. Bedroom 1 is a good sized double with a front aspect and recessed, over-stairs storage cupboard. The Bathroom is unusually large with airing cupboard housing the gas central heating boiler. The coloured suite comprises corner bath with shower over, WC and pedestal wash hand basin.

Stairs lead to the Second Floor with Bedroom 2 which is a good size with reduced head height, eaves storage and large 'Velux' roof window.

Outside there is a small 'square' of outdoor space, large enough to store a bin. Parking is on street.

Location: Flookburgh is a popular and friendly village with excellent range of amenities within easy walking distance of The Cottage. There is a corner shop, post office, chemist, fish and chip shop, bakery, doctors, primary school, public house etc. The railway station at Cark is approximately ½ a mile away with good connections to the rest of the railway network.

From Grange-over-Sands the village of Flookburgh is approximately 4 miles away. Upon entering the village proceed to the Square in the centre, crossing over the Square into Main Street. The Cottage, No.1a Main Street is the first property on the left next to the Bakery.

Accommodation (with approximate measurements)

Sitting Room 12' 8" x 10' 11" (3.86m x 3.33m)

Kitchen 13' 2" x 10' 9" (4.01m x 3.28m)

Utility Porch

Bedroom 1 11' 1" x 9' 5" (3.38m x 2.87m)

Bathroom 8' 5" x 8' 4" (2.57m x 2.54m) plus boiler cupboard

Bedroom 2 16' 3" x 10' 11" (4.95m x 3.33m) (limited head height)

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

Tenure: Freehold. Vacant possession upon completion. No upper chain.

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

Note: We are unable to confirm the adequate functions of any appliances or installation.

Council Tax: Band B. Westmorland & Furness Council.

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

What3words:
<https://what3words.com/frostbite/ballroom.climate>

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 and the property was renovated we estimate it has the potential to achieve £575 – £600 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Tender Forms: Are available from the Grange Office and are to be received by 12 noon on the 4th April 2024.



Bedroom 1



Bedroom 2

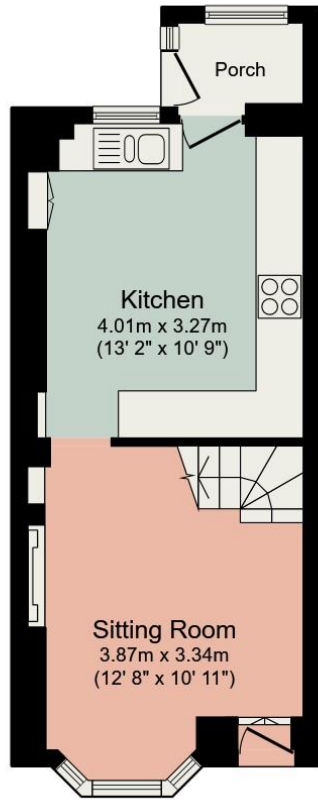


Bedroom 2

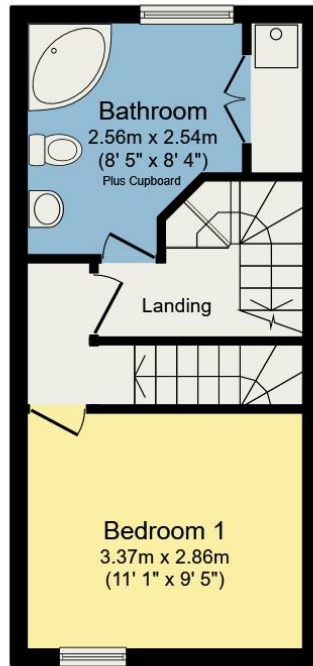


Bathroom

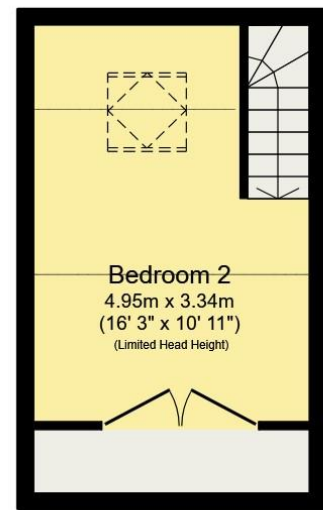
Flookburgh, Grange-Over-Sands



Ground Floor



First Floor



Second Floor

Total floor area 76.4 m² (822 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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 28/02/2024.

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