



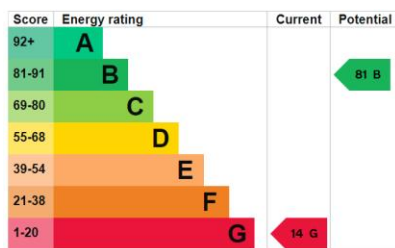
DIRECTIONS

From The Square in the centre of Flookburgh proceed along the Main Street towards Ravenstown. Take the turning on the right onto Winder Lane, pass the Primary School on the left and turn first left after the farm onto Jutland Avenue, follow the road and as it starts to climb the hill the property can be found on the left just after the modern detached house.

The property can be found by using the following "What Three Words" <https://what3words.com/storming.sparkles.enlarge>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains electric, gas, drainage and water



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£275,000



1



2



1



GARAGE & PARKING

55 Jutland Avenue, Flookburgh, Grange-over-Sands, LA11 7LQ

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent semi detached home situated in this popular residential location to the outskirts of Flookburgh positioned to offer excellent and far-reaching views over the countryside and Morecambe Bay beyond. Offered vacant with no upper chain and is well presented being modernised by the previous owner to offer a stylish, comfortable home of a contemporary style. Accessed through a double glazed porch opening to an entrance hallway with door to the open plan kitchen/diner, utility room and lovely lounge with two glass walls offering beautiful views over the surrounding countryside and bay. To the first floor is a four piece modern bathroom and two double bedrooms. Set on a good size plot, with gardens to the front, side and rear, drive and garage, various sheds and workshop/garden room accessed from the lounge or garden. Complete with gas fired central heating system, uPVC double glazing and offering a good standard of presentation. Situated to the edge of the historic Fishing Village of Flookburgh to the outskirts of Grange-over-Sands and Cartmel. The village has comprehensive amenities including primary school and transport links to the secondary school in Cartmel. In all an excellent opportunity recommended for early viewing.



Accessed through a PVC double glazed porch.

PORCH

5' 0" x 3' 6" (1.53m x 1.08m)
Half glazed and giving a covered entry point. PVC door with pattern glass pane opening to entrance hall.

ENTRANCE HALL

Staircase to first floor and door to useful under stair store with electric light and double glazed window. Thermostat control to wall, radiator and modern white painted door opening to kitchen/diner.

DINING AREA

11' 3" x 12' 1" (3.44m x 3.69m)
Housing unit for an American Style Fridge Freezer to side of which is a microwave and oven with storage cupboards over. Wood grain laminate flooring, radiator, TV bracket to the wall, spotlight track ceiling, spotlights to wall and open access to kitchen.

KITCHEN

6' 7" x 9' 7" (2.03m x 2.94m)
Fitted with a range of base, wall and drawer units with pelmet lighting and woodblock work surface incorporating stainless steel one and a half bowl sink and drainer with mixer tap. Integrated electric hob with glass splash back and cooker hood over and built-in dishwasher. Moveable spot lights to ceiling and two PVC double glazed windows to front and side overlooking the garden and countryside beyond.

UTILITY ROOM

6' 3" x 5' 8" (1.93m x 1.75m)
UPVC double glazed window, stainless steel sink unit with mixer tap, base cupboard and matching woodblock work surface. Plumbing for washing machine and cupboard housing the Worcester Gas combi boiler for the heating and hot water systems.

LOUNGE

16' 0" x 8' 8" (4.88m x 2.66m)
UPVC double glazed windows to two walls, including French doors opening to a side patio, giving a fantastic aspect over the surrounding countryside and towards Morecambe Bay beyond. Radiator, two ceiling light points, provision for TV to be mounted to the wall and door to the side of the room giving access to a passage leading to the garden room/workshop.

FIRST FLOOR LANDING

UPVC double glazed window to return on the stairway. Modern white panel doors giving access to bedrooms and bathroom with matching door to airing cupboard and loft access. The airing cupboard has shelved airing racks and radiator.

BEDROOM

9' 2" x 13' 7" (2.80m x 4.16m) widest points
Double room with uPVC double glazed window to front offering a pleasant aspect. Power sockets, provision for TV to be mounted to the wall if required, radiator and ceiling light point.



BEDROOM

8' 7" x 12' 9" (2.62m x 3.89m)
Further double room situated to the rear and offering a lovely aspect over surrounding farmland and Morecambe Bay beyond including distant glimpses of Hoad Hill and Monuments in the far distance. Inset lights to ceiling, ample power sockets and radiator.

BATHROOM

8' 8" x 6' 10" (2.66m x 2.09m)
Modern attractive bathroom fitted with a four piece suite in white comprising of paneled bath with mixer tap and shower fitment, pedestal wash hand basin with electric mirror over, shower quadrant shower cubicle with thermostatic shower and WC with push button flush. Inset lights to ceiling, extractor fan, chrome ladder style towel radiator and complementary tiling in white and grey wood grain effect vinyl flooring. UPVC double glazed window to side offering far reaching views.

WORKSHOP/GARDEN ROOM

9' 3" x 17' 6" (2.84m x 5.34m)
Accessed via a covered passageway leading from the lounge and door to garden. Windows to front and side, electric light and power.

EXTERIOR

Accessed by way of a pedestrian gate with flagged path and handrail. To the side of the pedestrian gate is a further set of double gates to a driveway and access to detached garage. The front garden is grassed with mature borders having a variety of trees, shrubs and bushes. The pathway leads past the side porch to a sheltered patio area with gated access leading to steps down to the rear garden. The rear garden is sloping has various sheds and mature trees, shrubs and bushes. It offers a pleasant garden space with great potential for general landscaping. To the side there is a further garden area leading back round to the garage. At the far side of the property there is a path leading to the rear of the property.

