



Flookburgh

£262,000

30 Fairfield, Flookburgh, Grange-over-Sands, Cumbria, LA11 7NB

A light and spacious Semi-Detached Bungalow in need of some updating in a popular cul-de-sac within the well equipped and popular village of Flookburgh.

Comprising Entrance Hall, Sitting Room, Kitchen, Conservatory, 2 Bedrooms, Attached Garage, additional Single Garage, Parking and low maintenance Garden. No Upper Chain.

Quick Overview

Semi-Detached Bungalow - 2 Bedrooms
2 Reception Rooms - 1 Bathroom
Quiet Residential Area
Close to the local amenities
Attached Garage/Workshop, Single Garage
and Parking
Compact Garden with Greenhouse
Some Upgrading required
No Upper Chain
Gas central heating
Superfast Broadband available*



2



1



2



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Superfast
Broadband



Garages and
Parking

Property Reference: G2932



Sitting Room



Kitchen



Conservatory



Bedroom 1

Description This lovely Semi-Detached Bungalow is spacious and light on a delightful corner plot and has the additional benefits of 2 Garages a super Conservatory to the rear and manageable Gardens.

The uPVC double glazed entrance door with side window leads into the the Entrance Vestibule with glazed doors into the welcoming Entrance Hall with loft hatch and cloaks cupboard with shelf over. The Sitting Room is light and bright with an attractive bow window which looks out in to the front Garden. The Kitchen is perhaps in need of some updating but currently comprises cream wall and base units with 1 1/2 bowl single drainer sink unit. Built-in Electrolux oven and induction hob, integrated fridge and freezer and plumbing for washing machine. Concealed wall mounted gas central heating boiler. The Kitchen leads in to the super Conservatory which has a lovely aspect in to the rear Garden.

Both Bedrooms are doubles. Bedroom 1 has a wall of fitted wardrobes and a pleasant rear aspect into the Garden. Bedroom 2 looks into the front Garden. The Bathroom has a 3 piece coloured suite comprising wood panelled bath Victorian style shower attachment to taps, vanity unit with inset bowl and low flush WC. Complementary tiled walls and ladder style radiator.

The Attached Garage with Workshop space lends itself to a variety of different uses Hobbies Room, Music Room, Home Office etc and has insulated cavity walls, UPVC door and window, high quality up and over door and mezzanine storage area. Additional Single Garage with up and over door and Parking for several cars. The Garden to the front is part gravelled with some mature shrubs and part lawn with a central pathway to the front door. The rear Garden is compact and manageable with level lawn, paved pathway to Greenhouse and well stocked flower borders, attractive paved Patio area ideal for sitting and enjoying the Garden or alfresco dining.

Location Situated within the popular Fairfield Estate just 250 yards from the Village Square which is well served and boasts amenities such as Post Office, Village Store, Bakery, Public House, Hairdressers, Fish & Chip Shop, Primary School, Chemist and Doctors. Cark Railway Station is within walking distance offering ready connections to the West Coast main line services. The larger town of Grange over Sands with picturesque Edwardian Promenade and the famous village of Cartmel are both approximately 5 minutes by car.

Upon entering Flookburgh Village proceed into the Square and turn right in the direction of Cark. Just past the Doctors, take the first turning right into Fairfield. No. 30 can be found shortly on the left hand side.

Accommodation (with approximate measurements)

Entrance Hall

Sitting Room 13' 8" x 11' 5" (4.17m x 3.48m)

Kitchen 11' 3" x 8' 2" (3.43m x 2.49m)

Conservatory 9' 8" x 9' 7" (2.95m x 2.92m)

Bedroom 1 11' 11" x 10' 0" (3.63m x 3.05m)

Bedroom 2 10' 2" x 8' 8" (3.1m x 2.64m)

Bathroom

Attached Garage 17' 1" x 14' 8" max & 9'8" min (5.21m x 4.47m max & 2.95m min)

Single Garage 16' 8" x 8' 8" (5.08m x 2.64m) **Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 28.05.2024

Council Tax: Band C. Westmorland and Furness Council.

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

What3words: <https://what3words.com/rewriting.icon.dried>

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 £775 - £825 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulation (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



Bathroom



Rear Garden



Detached Garage

30 Fairfield, Flookburgh, LA11

Approximate Area = 706 sq ft / 65.6 sq m

Garages = 428 sq ft / 39.8 sq m

Total = 1134 sq ft / 105.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1134670

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