



## Flookburgh

£180,000

16 Eccleston Meadow, Flookburgh, Grange-over-Sands, LA11 7NE

A compact, Semi-Detached property built in the early 1990's, ideal for first-time buyers, investors, or anyone looking to downsize. Set on a corner plot, the property enjoys added space and privacy, backing onto the school playing fields. The cul-de-sac is well regarded for its friendly community, home to a mix of families, couples, and individuals.

While the house could benefit from a little TLC in places, its cosy layout creates a welcoming home that's just waiting to become a cherished home for its new owners.

### Quick Overview

- Semi-detached
- 2 Double Bedrooms
- Spacious corner plot
- Head of residential cul-de-sac
- Close to amenities
- Gas central heating
- Double glazing
- Low maintenance Rear Garden
- Parking for 2
- Ultrafast Fibrus Broadband



2



1



1



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Ultrafast  
Fibrus



Parking for  
2 cars

Property Reference: G3175



Living/Dining Room



Living/Dining Room



Kitchen



Bedroom 1

The hardwood front door opens into a welcoming Entrance Porch with space for coats and shoes. From here, a door leads into the Open-Plan Living/Dining Room, a bright dual-aspect space featuring a window to the front and French doors opening onto the rear Patio Garden. An attractive electric fire with wooden surround and polished stone hearth provides a cosy focal point, while an under-stairs cupboard offers useful storage. There is ample room for both living and dining furniture. The Kitchen is fitted with a range of light 'wood' wall and base units, a stainless steel sink, electric oven, gas hob, and an integrated fridge freezer. There is also plumbing and space for a washing machine.

Stairs rise from the Living Room to the First Floor Landing, which has a Velux roof window and access to the boiler/airing cupboard. Bedroom 1 is a good sized double room with a front aspect. Bedroom 2 is a generous single with a 'Velux' roof window. The Bathroom has a white suite comprising a wash hand basin, bath with shower over, WC, and 'Velux' roof window.

Externally, the Rear Garden is designed for low maintenance, paved for convenience and enclosed by a mature hedge provide privacy. As a corner plot, it benefits from extra space, currently used as a washing area and housing a timber shed. There is potential to remove a section of fence to create an additional Parking space in addition to the 2 tandem spaces it currently has.

**Location** Situated in a quiet residential cul de sac on the outskirts of this popular and friendly village, Flookburgh has a super range of amenities including Convenience Store, Post Office, Public House, Doctors, Primary School, Chemist and Garden Centre. There is a Railway Station in the nearby Village of Cark (approximately ½ a mile away). The small town of Grange over Sands is under 10 minutes by car.

To reach the property follow the main road out of Grange over Sands heading Westwards, passing through the Village of Allithwaite. On arrival in the next village of Flookburgh, follow the road and go straight ahead into Main Street, Eccleston Meadow is the first turning on the left. Follow the road around to the left and No. 16 can be found at the head of the cul-de-sac on the right hand side.

What3words: [conspire.helped.custom](https://www.what3words.com/)

## Accommodation (with approximate measurements)

### Entrance Porch

**Living/Dining Room** 17' 3" max x 15' 5" max (5.28m max x 4.70m max)

**Kitchen** 7' 6" x 6' 3" (2.30m x 1.91m)

### First Floor

**Bedroom 1** 10' 0" x 9' 8" (3.07m x 2.96m)

**Bedroom 2** 9' 9" x 6' 11" (2.98m x 2.11m)

### Bathroom

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

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band B. Westmorland and Furness council.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**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 between £600 - £625 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Regulations:** 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



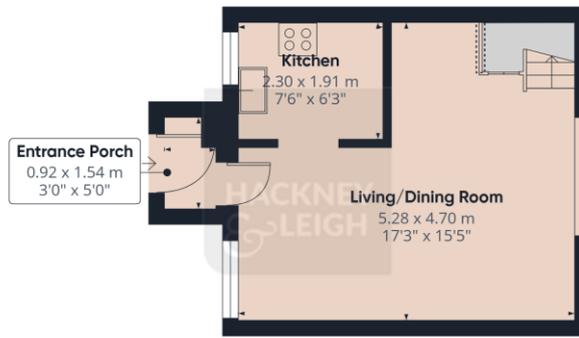
Bathroom



Rear Patio



Rear Patio



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

47.3 m<sup>2</sup>  
509 ft<sup>2</sup>

**Reduced headroom**

2.8 m<sup>2</sup>  
30 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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