Croc Cottage, 11 Church Walk, Flookburgh, Grange-Over-Sands, Cumbria, LA11 7JX

A delightful two bedroom mid terrace cottage centrally located within the traditional fishing village of Flookburgh. A versatile property which has been used as a holiday let and would suit couples and rental investors.

£159,000
11 Church Walk is a delightful traditional two bedroom mid terrace property which has been extended to the rear to provide additional living space and benefits from a convenient and central location within Flookburgh village. The property provides access to a range of local amenities including the village shop, post office and bus links to the Grange peninsula. The property itself would appeal to a wide range of potential purchasers and is currently used as a holiday let whilst appealing to couples and rental investors.

11 Church Walk is approached from the front by an entrance porch and further doorway leading to an open plan living space with lounge, dining and kitchen areas. Beyond there is an additional sitting room and ground floor bathroom. To the first floor there are two double bedrooms. Externally the property features a rear storage shed and a lawn garden.

This is an opportunity to purchase a delightful two bedroom mid terrace property which would appeal to a range of purchasers. Early viewing is highly recommended and arranged via the agents.

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DIRECTIONS
Entering Flookburgh from Allithwaite proceed into Flookburgh Square. Take the left hand turn into Moor Lane and the next right into Church Walk where number 11 is situated on your left hand side.

ACCOMMODATION
The property is approached from the front via a doorway opening onto an entrance porch. The porch has windows to all sides and a further glazed doorway opening onto the living area.

OPEN PLAN LIVING SPACE
11’2” (3.41m) x 24’1” (7.34m)
A spacious open plan living area providing lounge, dining and kitchen space. To the front of the room is a lounge with single glazed sash window looking out onto Flookburgh Square whilst there is a cast iron multi fuel burner sat within an exposed stone fireplace with slate hearth. The lounge also provides a recessed storage area with coat hooks as well as television, light and power points.

The room extends to provide a dining space and an L-shaped kitchen surface with fitted storage and display units. The surface contains a single sink and drainer with mixer tap as well as a four ring gas hob, integrated oven and a fitted extractor hood. There is also space for an upright fridge freezer.
The kitchen/dining area provides overhead lighting whilst there is wood effect flooring throughout and wall mounted radiators. The room also provides a single glazed window into the adjacent sitting room and a further doorway for access as well as stairs to the first floor.

**SITTING ROOM**
6'5" (1.98m) x 11'2" (3.42m)
The sitting room has been added to the rear of the original property and provides additional reception space which could be used as a work/office area or a further sitting/sun room. There is a sliding double glazed patio door to the rear as well as a double glazed window to the side and a pitched ceiling.

There is a stable door accessing the rear garden whilst the room has tiled flooring, single panel radiator and power points. There is also access to a small utility area with plumbing for a washing machine and wall mounted storage as well as a doorway to the bathroom.

**BATHROOM**
5'7" (1.71m) x 8'0" (2.45m)
Comprises a three piece suite which includes a bath with wall mounted mixer shower, WC and pedestal wash hand basin. The room has full height tiling to three walls and features a pitched ceiling with recessed spotlighting. There is a double glazed window to the rear, double panel radiator and tiled finish to the floor.

Stairs from the living space lead up to the first floor and provides further access to two double bedrooms.

**BEDROOM ONE**
12'0" (3.66m) x 9'3" (2.83m)
A full width double bedroom situated to the front of the property featuring a single glazed sash window and low level window seat as well as feature wooden beams to the ceiling. The room has a double panel radiator and power points as well as space for storage furniture.

**BEDROOM TWO**
9'2" (2.80m) x 14'9" (4.52m) plus recess
A second double bedroom currently set out as a twin room benefitting from feature beams to the ceiling and a double glazed window to the rear. The room has a recess space housing the gas fired boiler and providing further storage whilst there is papered décor to the walls, light, power points and a radiator.

**EXTERNALLY**
To the rear of the property there is a raised lawn garden with stone paved pathway border to surround. The property also benefits from access to a storage shed to the rear.

**TENURE**
Freehold
Additional information and viewing
Council Tax Band:
Local authority: South Lakeland District Council
EPC Rating = E

Viewing strictly by appointment with Poole Townsend.
Barrow  (01229) 811811
Dalton  (01229) 467565
Ulverston (01229) 588111
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Prospective purchasers should therefore undertake their own investigation/survey.
The Agents endeavour to make their sales details correct, however, intending purchasers and their conveyancers should satisfy themselves by inspection or otherwise as to their accuracy, especially where statements have been made by the Agents to the effect that the information has not been verified.

PLEASE CONTACT THE AGENTS BEFORE TRAVELLING ANY DISTANCE OR VIEWING PROPERTIES TO CHECK AVAILABILITY AND CONFIRM ANY POINT WHICH MAY BE OF PARTICULAR IMPORTANCE.

Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards to the readings.

We do not guarantee the accuracy of the measurements.

YOUR MORTGAGE ARRANGEMENTS
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