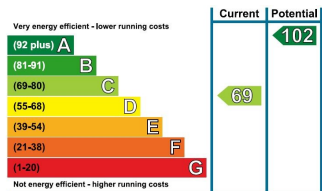
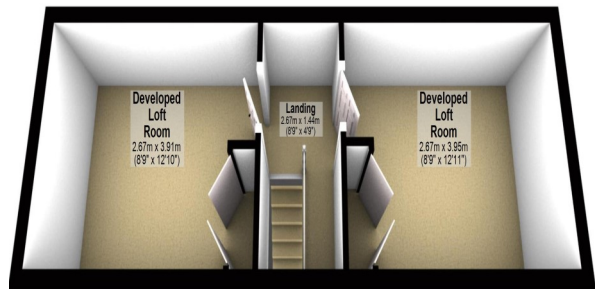
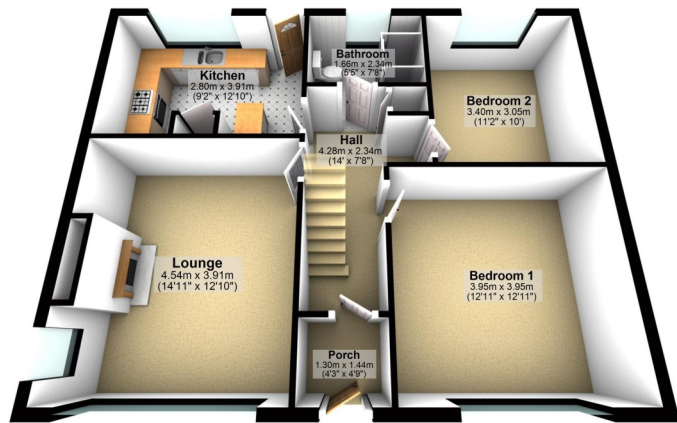


99 ALLITHWAITE ROAD, FLOOKBURGH, GRANGE OVER SANDS, CUMBRIA, LA12 7JR

Tenure-Freehold
Council Tax-Band D
Local Authority-South Lakeland District
Council

Viewings strictly through JH Homes



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.



Elevated Two Bedroom Detached Bungalow
Two Developed Loft Areas
FOR SALE £279,950



Allithwaite Road, Flookburgh, Grange-over-Sands, Cumbria, LA12 7JR

This elevated detached bungalow with free flowing accommodation is situated in a cul-de-sac location with far reaching views towards Morecambe Bay and Humphrey Head and situated on the outskirts of Allithwaite and Flookburgh. This beautifully presented property has been completely updated by the current vendors to create a ready to walk into home. Benefitting from double glazing throughout, gas central heating, entrance vestibule, hallway, lounge centering around a multi-fuel stove, fitted kitchen, rear porch, two bedrooms and shower room with quality fixtures and fittings. There is a space saver staircase leading to the two developed loft rooms. Externally there is an integral garage with undercroft and utility area to the rear. Driveway and gardens to the front with a water fountain providing a profusion of colour throughout the year. To the rear is a patio seating area, greenhouse and borders in addition to the hot tub for relaxing after those busy days at work. Viewing essential to appreciate this lovely home. The bungalow provides easy access into Flookburgh and Grange for local amenities and provides peaceful living.

For more information call 01229 314049 or 445004

2 New Market Street
Ulverston,
Cumbria,
LA12 7LN

EPC Rating: C

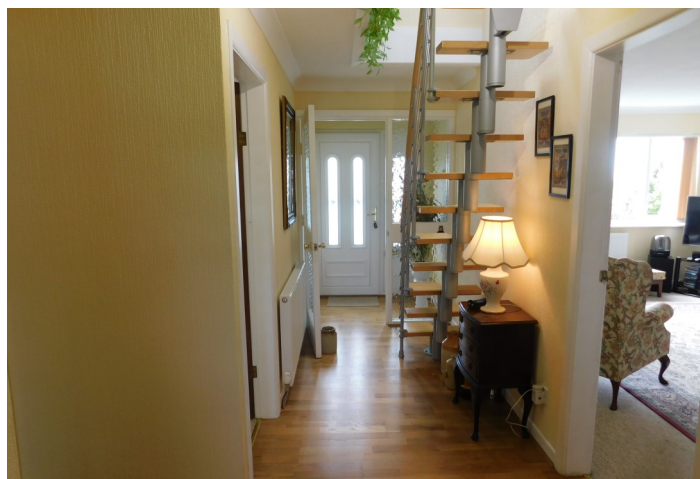
ACCOMMODATION

The property is approached via double gates and drive for off-road parking passing the heavily planted front garden with an attractive water feature, garage and steps lead up to a raised balcony with access to the uPVC front door. The full height double glazed door opens directly into the entrance vestibule while providing further access into the warm and welcoming hallway.

HALLWAY

14' 0" x 7' 8" (4.28m x 2.34m)

This naturally light welcoming hall has been finished with papered decoration and decorative coving to the ceiling and overhead lighting. Within the hallway is a radiator, power points and laminate flooring.



The hallway provides further access via space saver stairs leading to the two developed loft rooms and provides further access to the lounge, kitchen, shower room and two bedrooms.



LOUNGE

14' 10" x 12' 9" (4.54m x 3.91m)

This spacious lounge centers around a Multifuel stove with stone recessed into the chimney breast and exposed mantle over. A picture double glazed window with views across the rooftops towards Morecambe Bay and Humphrey Head. A further uPVC double glazed window to the side elevation. A tastefully decorated room finished with papered decoration and decorative coving, overhead light, television point, power points and radiator sat beneath the window.



EXTERNALLY

The property is approached by gated access to off-road parking passing the heavily planted borders, lawned garden, central water feature which is included in the sale. Access to the integral garage with steps leading up the front door and providing pedestrian access to both sides of the rear garden. The rear garden has a patio seating area, lawn with heavily planted borders, greenhouse and borders adjacent to the open fields. There is a Jacuzzi to be included in the sale only purchased within the last few months.

GARAGE

The garage having lights and power is situated beneath the property accessed via an up and over door and houses the combination boiler. To the rear of the garage is the utility area with plumbing connection for a washing machine and a small door providing access to the under-croft.

DIRECTIONS

Proceeding towards Flookburgh from Allithwaite take the first turning on your right hand side into Allithwaite Road. Follow the road round to the right where number 99 is situated on your left hand side.

