



31 Main Street, Flookburgh

Offers Over £175,000 Freehold



31 Main Street, Flookburgh

Nestled in the heart of the popular village of Flookburgh, where the amenities include shops, a public house, church, post office and village hall, is this mid-terraced house offering an ideal opportunity for those seeking a cosy home with ample living space. The property is conveniently placed for Grange-over Sands where there are shops, cafes, a post office, banks, the promenade and the railway station with trains to Manchester and is also within easy reach of the market town of Kendal, the Lake District National Park and links to the M6.

The property features a light and airy sitting room that effortlessly flows into the dining room which provides access to the south-facing enclosed patio garden. The fitted kitchen has integrated appliances including an electric oven and hob, dishwasher and fridge, along with plumbing for a washing machine and a breakfast bar. Upstairs, two generously sized double bedrooms await, each equipped with built-in wardrobes for ample storage and the family bathroom with shower over the bath.

Outside, the property has an enclosed patio garden and with a south-facing aspect ensures that the garden is bathed in sunlight and with allocated off-road parking for one vehicle, parking will never be a concern for residents

The property benefits from double glazing and electric heating and while well-maintained, the property also offers scope for some cosmetic updating, providing the perfect opportunity for buyers to add their own personal touch. Offered for sale with no upper chain, this property presents a great prospect for those looking to settle into the village lifestyle.





- Mid terraced house
- South facing, enclosed patio garden
- Light and airy sitting room opening to the dining room
- Double glazing and electric heating
- Fitted kitchen with integrated dishwasher and fridge
- Allocated off road parking for one vehicle
- Two great sized double bedrooms both with built in wardrobes
- Centrally located within Flookburgh village within walking distance of the amenities
- Well maintained but would benefit from some cosmetic updating
- Being offered for sale with no upper chain

PORCH 4' 6" x 2' 11" (1.37m x 0.88m)

SITTING ROOM 14' 2" x 13' 7" (4.33m x 4.14m)

DINING ROOM 12' 3" x 7' 3" (3.73m x 2.22m)

KITCHEN 11' 9" x 6' 8" (3.59m x 2.03m)

LANDING 3' 1" x 3' 1" (0.95m x 0.95m)

BEDROOM 12' 6" x 11' 1" (3.82m x 3.37m)

BEDROOM 13' 0" x 8' 1" (3.96m x 2.47m)

BATHROOM 8' 8" x 6' 2" (2.64m x 1.88m)

OUTSIDE

Allocated parking for one vehicle and south facing patio garden.

COUNCIL TAX BAND B

SERVICES Mains water, electric and drainage.

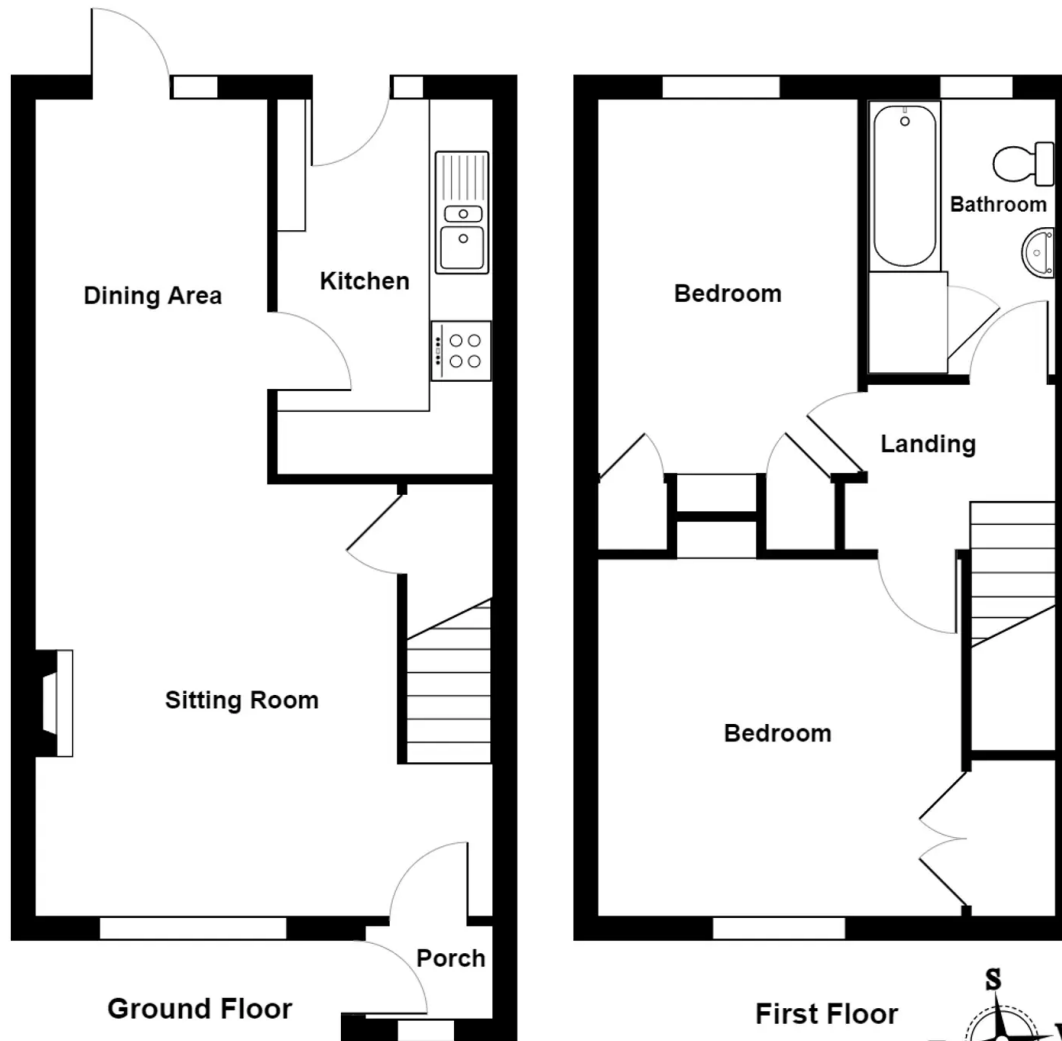
EPC RATING D

TENURE: Freehold

DIRECTIONS: From Grange over Sands take the B5277 in the direction of Allithwaite and continue in to Flookburgh. At the village square proceed on to Main Street to find number 31 located on the left.

WHAT3WORDS:barmaid.rollover.euphoric





31 Main Street, Flookburgh, Grange-Over-Sands

Total Area: 70.5 m² ... 758 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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THW Estate Agents

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