



39 Station Road, Flookburgh – LA11 7JY

Grange-Over-Sands

In Excess of £250,000

39 Station Road

Flookburgh, Grange-Over-Sands

This charming property is a 3-bedroom semi-detached house that exudes the character of a 1930s home and boasts picturesque fellside views. Upon entering, you will find two open plan reception rooms that flow seamlessly into the well-equipped fitted kitchen and utility room, creating a spacious and inviting living space. A through road at the rear of the property provides convenient access to the garage. The property features an inner entrance hallway and a ground floor W.C for added convenience. Upstairs, there are three bedrooms, with two of them being doubles, offering ample living space for a growing family.

Located within minutes walking distance of Cark train station, bus links, and an array of local amenities including a takeaway, chip shop, convenience store, post office, garden centre with cafe, and a local chemist. Families will appreciate the proximity to the local primary school and village community, perfect for fostering a sense of belonging. The property's location also provides easy access to great local seaside and country walks. In summary, this property is a delightful family home that combines modern convenience with the timeless charm. With its well-appointed living spaces, attractive features, and convenient location, it offers a comfortable and inviting environment for those looking to create lasting memories in a thriving community.





Reception Room

13' 2" x 12' 2" (4.01m x 3.71m)

This spacious bay fronted room benefits from being open-plan into the dining room, bay windows offering garden views and a focal gas fire.

Dining Room

12' 8" x 11' 0" (3.86m x 3.35m)

Directly open into the main reception room, neutral decor and rear windows. At the focal point of the room you will find a vented chimney breast.

Kitchen

8' 2" x 7' 8" (2.49m x 2.34m)

Wooden fitted units, marble effect worktops and rear facing windows. Free standing space for appliances.

Utility

7' 4" x 7' 3" (2.24m x 2.21m)

This covered sun-room style rear porch / utility is the perfect space to take off boots and coats. Flows through with the same flooring from the kitchen and benefitting from a breakfast bar and wood style units.

W.C

7' 5" x 2' 8" (2.26m x 0.81m)

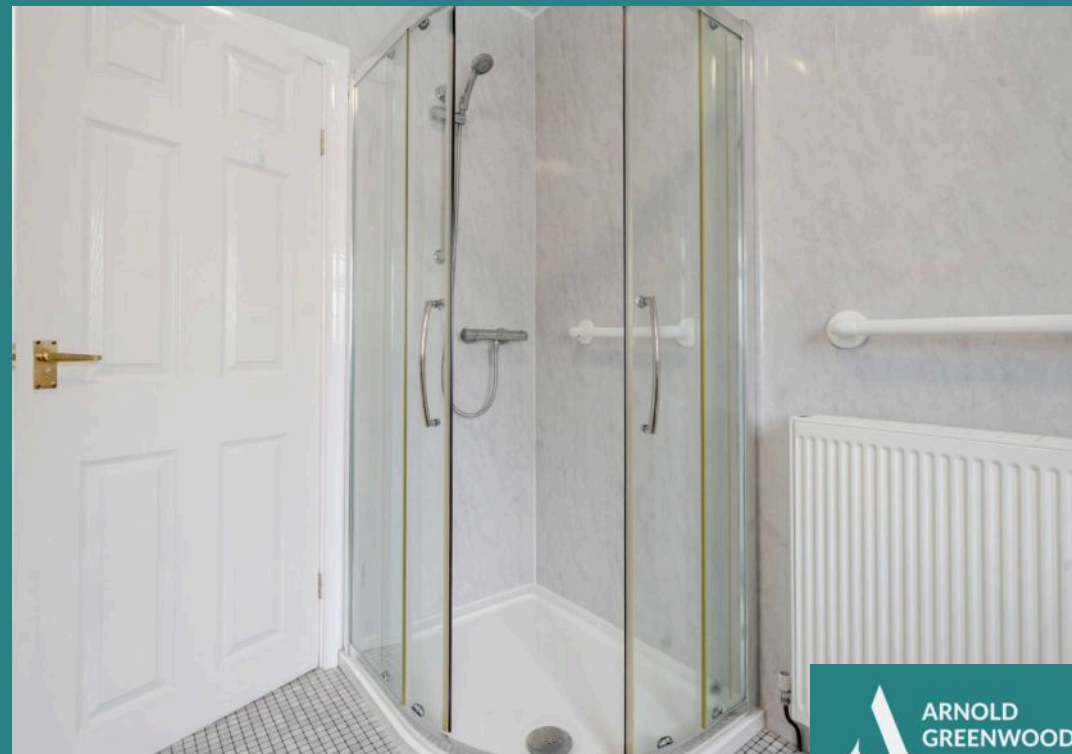
Conveniently located on the ground floor under the stairs. Fitted with Vinyl flooring, neutral decor, W.C and a handbasin.

Bedroom One

13' 4" x 9' 9" (4.06m x 2.97m)

The master bedroom offers neutral decor, large bay windows, pendant lighting and soft grey carpets.





Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

Double in size, offering rear garden views, pendant lighting with plenty of space for storage.

Bedroom Three

8' 11" x 5' 8" (2.72m x 1.73m)

Single in size offering a pleasant outlook and neutral decor.

Bathroom

8' 2" x 7' 8" (2.49m x 2.34m)

Modern and neutral four piece suite, offering a corner shower, W.C. Bath and handbasin. Low maintenance panelled walls, vinyl flooring and an obscured window.

Garage

18' 4" x 14' 8" (5.59m x 4.47m)



GARDEN

The front garden stocked with planting and a boundary drystone wall, adding to the attractive appeal of the property and creating privacy to the main living area.

GARAGE

Double Garage

ON STREET

2 Parking Spaces



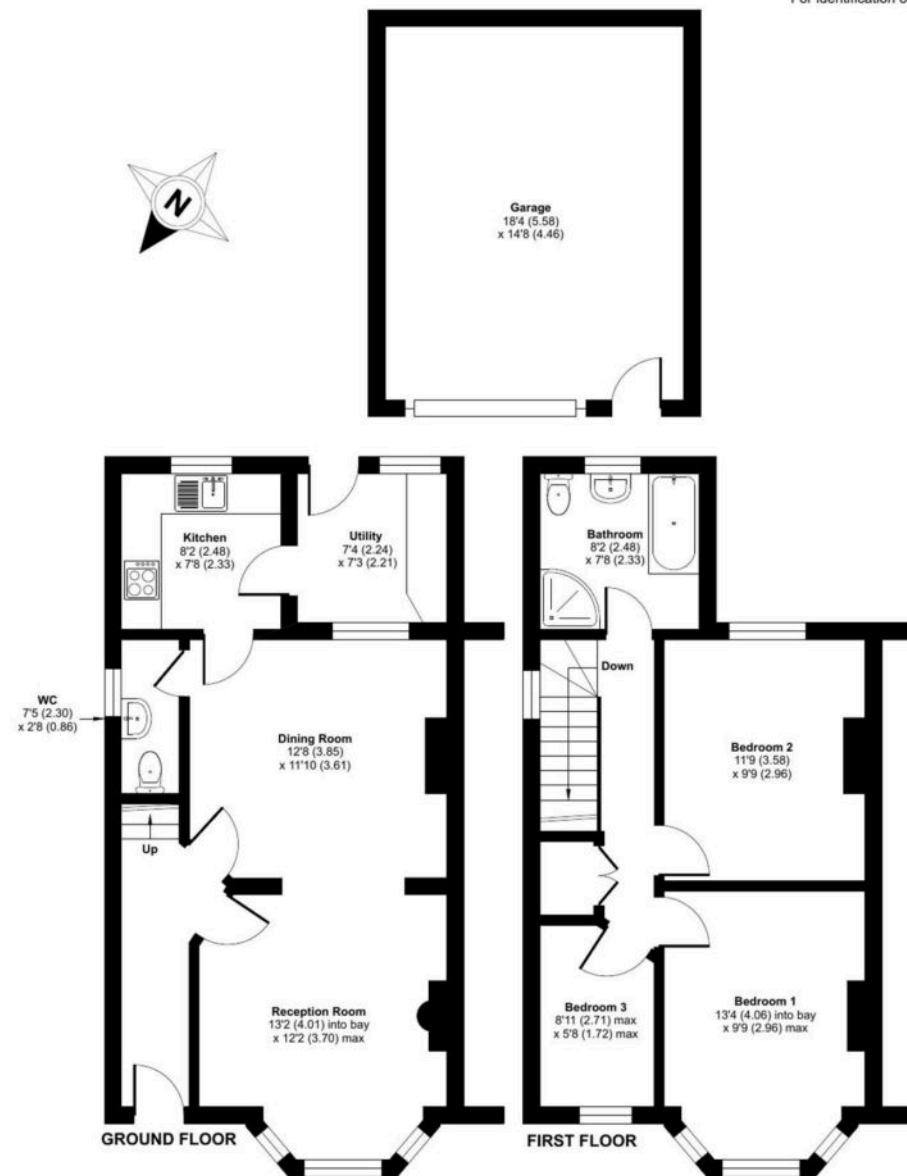
Station Road, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 958 sq ft / 89 sq m

Garage = 268 sq ft / 24.8 sq m

Total = 1226 sq ft / 113.8 sq m

For identification only - Not to scale





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