

39 Station Road, Flookburgh – LA11 7JY

Grange-Over-Sands

£250,000

39 Station Road

Flookburgh, Grange-Over-Sands

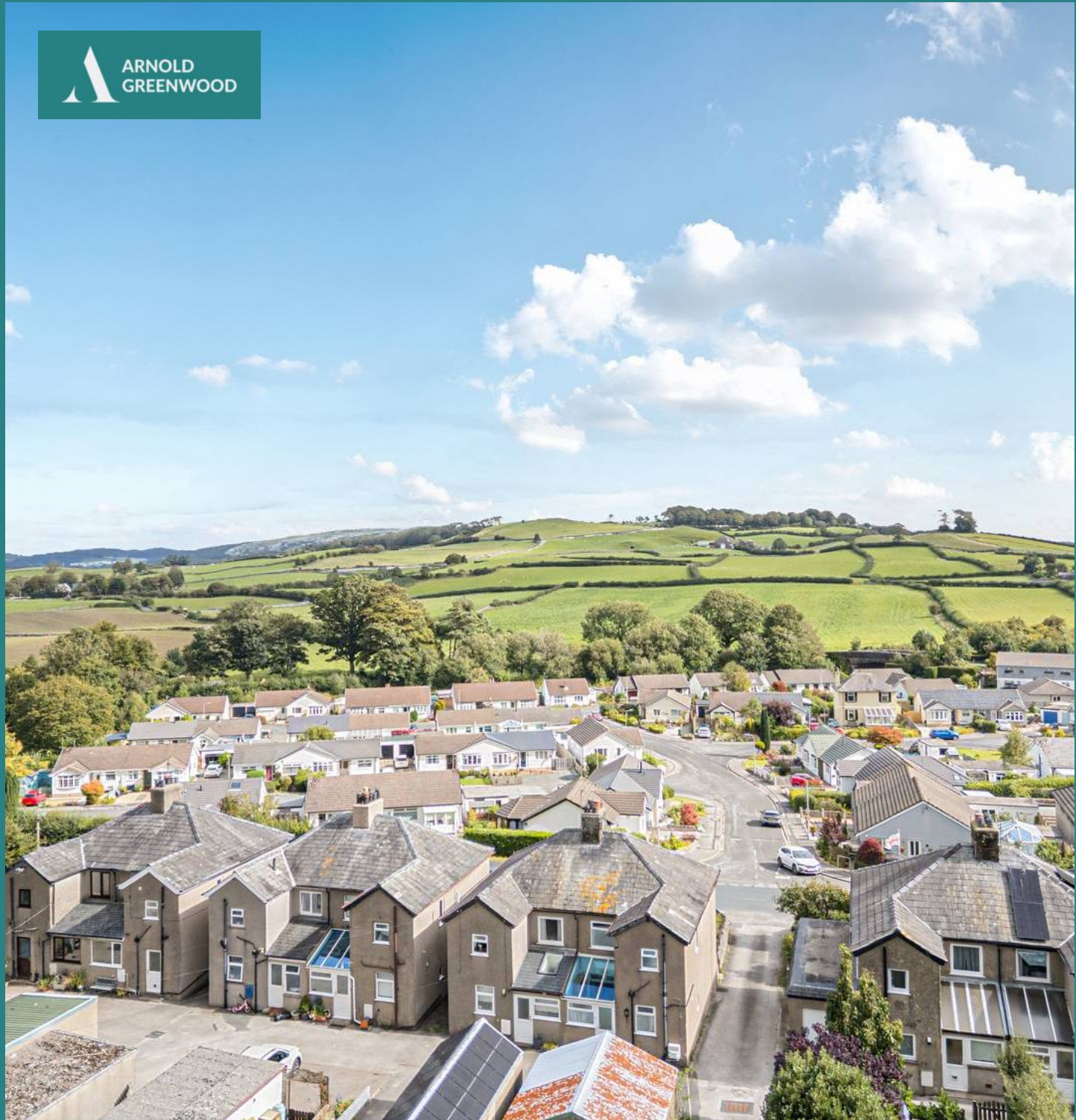
This charming property is a 3-bedroom semi-detached house that exudes the character of a 1930s home and boasts picturesque fellside views. Upon entering, you will find two open plan reception rooms that flow seamlessly into the well-equipped fitted kitchen and utility room, creating a spacious and inviting 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. The bay-fronted fellside views from the bedrooms add a touch of tranquillity to the living experience.

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, this property offers a convenient and vibrant lifestyle.

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, ideal for those who enjoy an active lifestyle and the beauty of nature.

In summary, this property is a delightful family home that combines modern convenience with the timeless charm. With its well-appointed living





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.

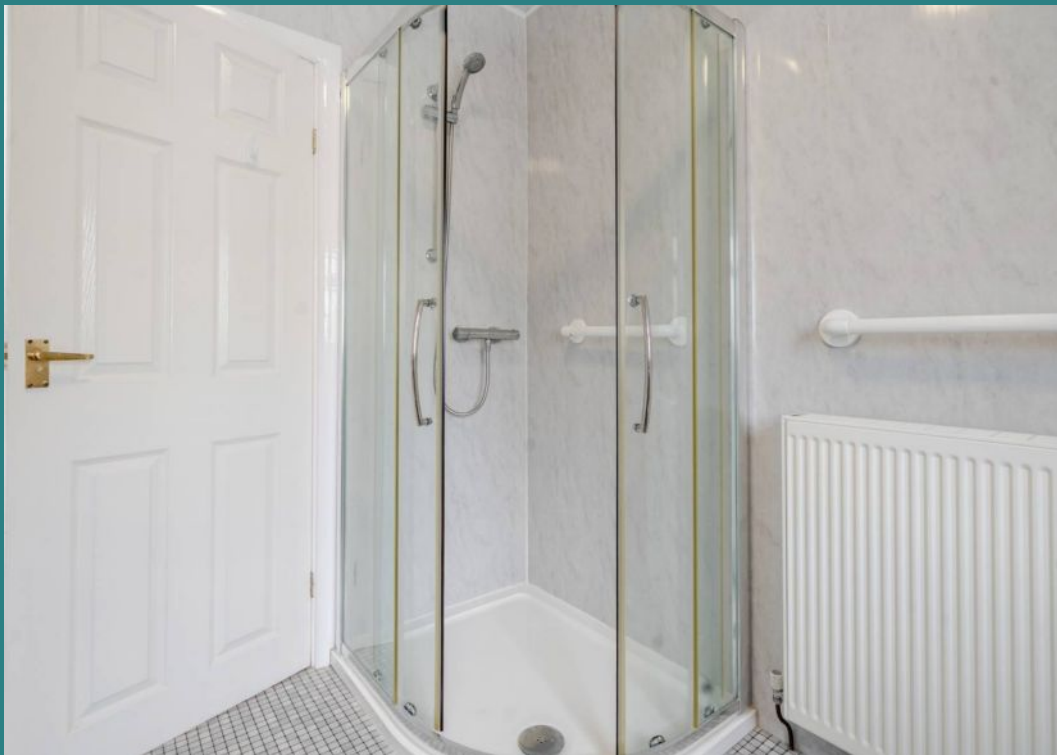
W.C

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



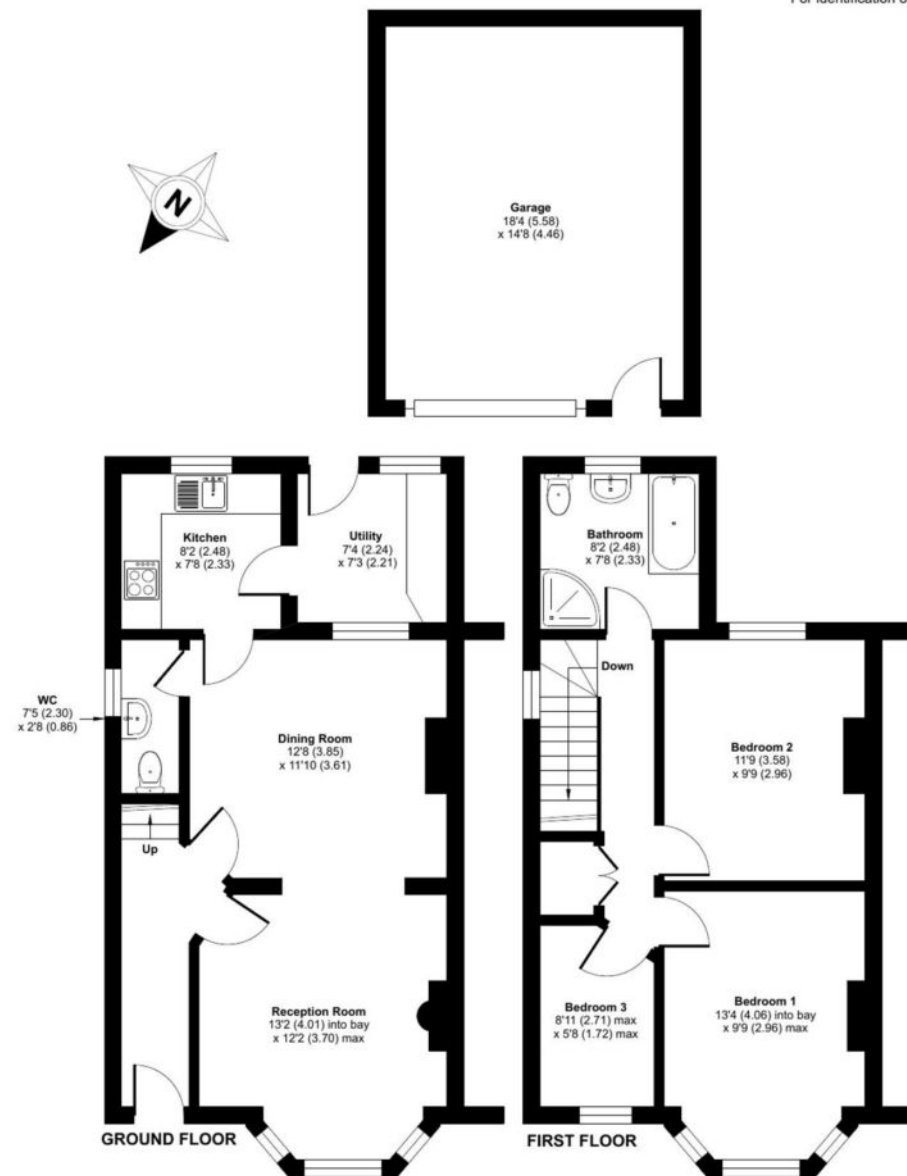
Station Road, Flookburgh, Grange-Over-Sands, LA11

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





Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.