



4 Almond Bank Flookburgh Road, Allithwaite
£200,000





4 Almond Bank Flookburgh Road

Allithwaite, Grange-Over-Sands

Positioned within the well popular village of Allithwaite, this three bedroom semi detached home offers a fantastic opportunity to create a truly special property in a sought after setting. Allithwaite is well regarded for its strong community feel, local pub, village shop and easy access to the coast, with beautiful countryside and coastal walks right on the doorstep. Nearby Grange-over-Sands provides further amenities, making this an appealing location for both full time living and second home buyers. The property itself enjoys lovely open aspects, including far reaching views towards the sea, and offers easy access to the coast and the Lake District National Park, adding to its overall appeal.

The ground floor has already seen significant preparatory works, allowing a buyer to step in and add their own style and finish. The front lounge is a particularly attractive space, enjoying open views and a sanded floor ready for finishing, with a log burning stove creating a cosy focal point. A second reception room offers excellent flexibility as a dining room or additional sitting room, also featuring a log burner and plenty of character. The kitchen is already in place, fitted with units and a Bosch electric oven and hob, providing a solid base to work from, with access through to a useful attached outbuilding for storage.

Upstairs, the layout has been reconfigured to create a more practical arrangement. There are two well proportioned double bedrooms and a third single bedroom, ideal as a home office or nursery. The principal bedroom is a standout, enjoying far reaching views towards the sea. The bathroom is functional and offers scope for improvement, giving buyers the chance to design a space to their own taste.

Outside, the property benefits from a generous front garden, offering excellent potential to landscape and create an inviting outdoor space, along with a rear yard and a useful outbuilding. The setting is peaceful yet convenient, with a friendly neighbourhood and local amenities close at hand. This is a property full of character and opportunity, where much of the initial heavy lifting has already been completed. With the right vision, it offers excellent potential to add value and create a beautiful home in a highly desirable village location.

KEY FEATURES

- Three bedroom semi detached property in the popular village of Allithwaite
- Excellent opportunity to complete and personalise a partly refurbished home
- Significant preparatory works already completed
- Two reception rooms including a front lounge with lovely open views
- Second reception room offering flexibility as a dining room or additional living space
- Both reception rooms feature installed log burning stoves creating warmth and character
- Recently reconfigured first floor creating a more practical layout
- Two double bedrooms and a third single bedroom or ideal home office
- Master bedroom enjoying far reaching views towards the sea
- Generous front garden, rear yard, and attached outbuilding for storage in a well regarded village setting





ENTRY

4' 4" x 3' 5" (1.31m x 1.04m)

LIVING ROOM

12' 5" x 11' 11" (3.79m x 3.63m)

DINING ROOM

19' 2" x 16' 4" (5.85m x 4.98m)

KITCHEN

12' 8" x 7' 10" (3.86m x 2.40m)

STORE ROOM

19' 2" x 7' 6" (5.85m x 2.29m)

ENTRY

3' 9" x 2' 11" (1.15m x 0.89m)

BEDROOM

12' 2" x 11' 4" (3.70m x 3.46m)

BEDROOM

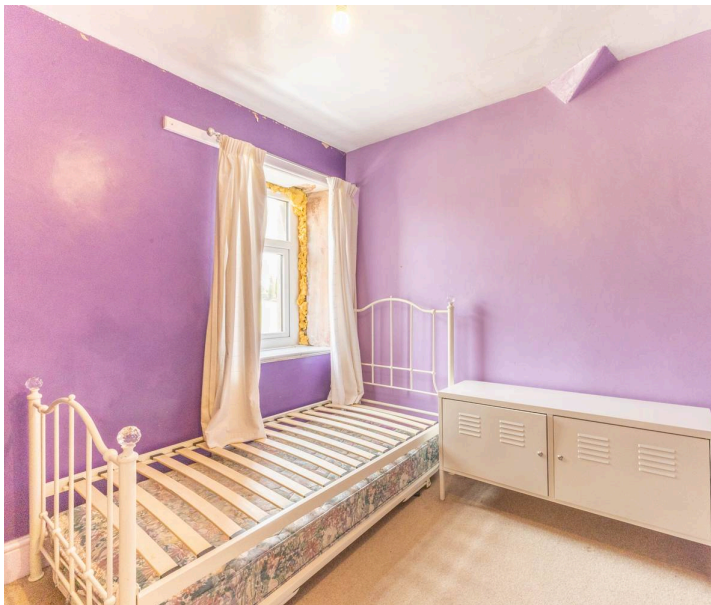
9' 7" x 8' 6" (2.93m x 2.60m)

BEDROOM /OFFICE

12' 8" x 4' 8" (3.86m x 1.42m)

BATHROOM

8' 8" x 6' 7" (2.65m x 2.00m)



SERVICES

No gas, mains electric, water and waste

EPC RATING F

COUNCIL TAX BAND currently Band D

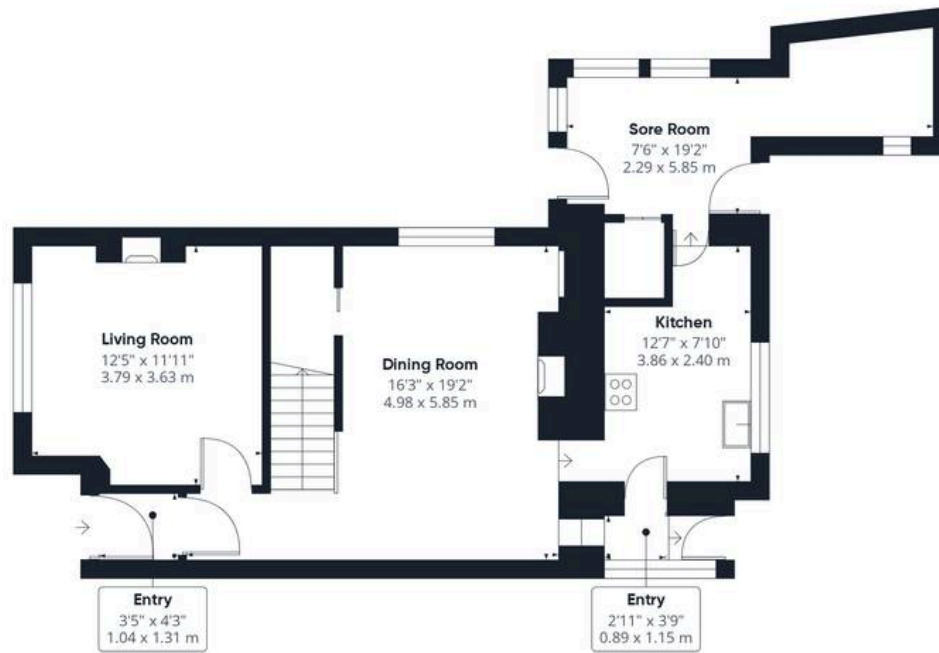
TENURE: FREEHOLD

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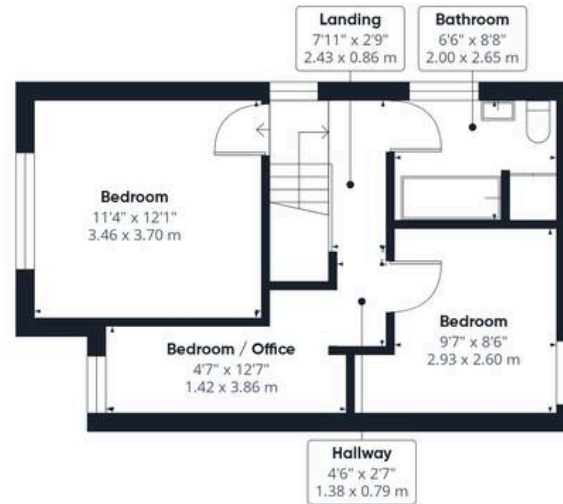




Ground Floor

Approximate total area⁽¹⁾

1051 ft²
97.7 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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