



4 Fairfield, Flookburgh
£235,000





4 Fairfield

Flookburgh, Grange-Over-Sands

Occupying a particularly attractive corner plot within a popular residential location in Grange-over-Sands, this semi detached bungalow enjoys gardens extending to the front, side and rear together with driveway parking and a garage. Offering well proportioned accommodation and plenty of outdoor space, the property presents an exciting opportunity for buyers seeking a home they can update and personalise to suit their own tastes and requirements. Local shops, amenities and Cark & Cartmel railway station are all within easy reach, adding to the convenience of the location.

The accommodation is arranged across a single level and provides comfortable living space throughout. The sitting room offers a welcoming environment for everyday living, while the kitchen serves the property well and is complemented by a useful rear porch providing additional practicality and access to the garden.

The property offers two well proportioned bedrooms served by a bathroom. While the property would now benefit from a programme of updating, it offers an excellent foundation for improvement and the opportunity to create a home tailored to individual preferences.

Externally, the property's corner plot position creates generous outdoor space with gardens wrapping around the front, side and rear. The outdoor areas offer plenty of opportunity for gardening, relaxing and further enhancement if desired. A driveway provides parking and is complemented by a single garage offering additional storage and practicality. Combining a sought after location, generous outdoor space and exciting potential, this is a superb opportunity to create a home suited to a variety of needs.

- Semi detached bungalow occupying a generous corner plot position
- Popular and established residential location within Grange-over-Sands
- Spacious sitting room providing a comfortable living environment
- Kitchen together with a useful rear porch
- Two well proportioned bedrooms
- Bathroom serving the accommodation
- Gardens extending to the front, side and rear of the property
- Driveway parking and single garage providing practicality and storage
- Offering excellent potential for modernisation and personalisation
- Conveniently located for shops, amenities and Cark & Cartmel railway station

WHAT3WORDS://cowering.gadget.droplet

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





HALLWAY

12' 6" x 5' 1" (3.80m x 1.55m)

LIVING ROOM

13' 0" x 11' 3" (3.95m x 3.44m)

KITCHEN

11' 3" x 8' 7" (3.44m x 2.62m)

PORCH

6' 1" x 5' 3" (1.85m x 1.60m)

BEDROOM

11' 11" x 10' 4" (3.64m x 3.15m)

BEDROOM

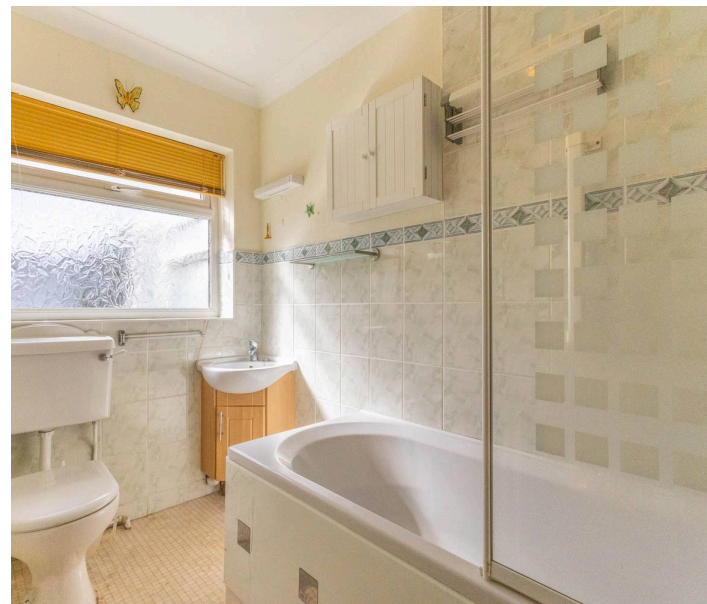
10' 4" x 8' 8" (3.14m x 2.63m)

BATHROOM

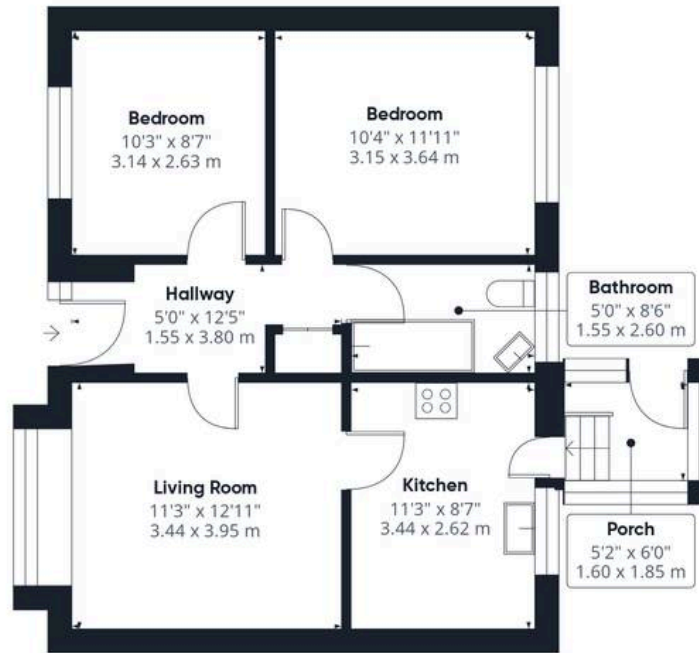
8' 6" x 5' 1" (2.60m x 1.55m)

GARAGE

17' 1" x 9' 0" (5.20m x 2.75m)





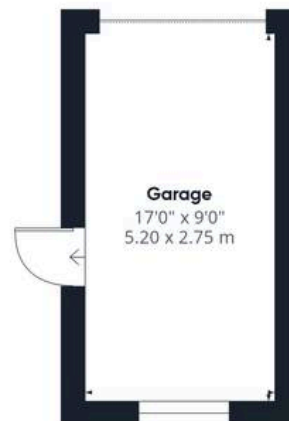


Ground Floor Building 1

Approximate total area⁽¹⁾

762 ft²

70.9 m²



Ground Floor Building 2

(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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