



Dawstone Flookburgh Road, Allithwaite
£325,000



Dawstone Flookburgh Road

Allithwaite, Grange-Over-Sands

This substantial three-bedroom semi-detached family home is situated in the heart of the picturesque village of Allithwaite, offering easy access to local amenities and the surrounding countryside.

The property is thoughtfully arranged over two floors and features two reception rooms, including a sitting room with a charming period fireplace and a separate dining room with a cosy log burner, perfect for family gatherings and entertaining guests. The fitted kitchen provides ample storage and workspace, making it ideal for those who enjoy cooking and baking. Double glazing and gas central heating ensure comfort throughout the year.

Upstairs, there are three well-proportioned bedrooms, each offering beautiful views of the surrounding area, and a four-piece suite bathroom completes the accommodation.

Outside, the home is complemented by landscaped gardens to both the front and rear. The front garden is mainly laid to lawn with established shrubs and trees, enhancing the property's kerb appeal. The rear garden is a particular highlight, offering a generous lawn area bordered by mature trees and hedges that provide a high degree of privacy. A paved patio area is perfectly positioned to enjoy the outlook over the garden, making it an ideal space for outdoor dining or relaxing during the warmer months. The ample driveway to the front of the property comfortably accommodates up to three vehicles, ensuring parking is never an issue. This delightful garden space offers both practicality and a peaceful retreat, making it an excellent choice for families and those who appreciate outdoor living.

Energy Performance Certificate D- Council Tax C

Council Tax band: C

Tenure: Freehold

GROUND FLOOR

HALLWAY

13' 4" x 6' 9" (4.07m x 2.05m)

SITTING ROOM

12' 0" x 11' 8" (3.67m x 3.56m)

DINING ROOM

12' 2" x 11' 11" (3.71m x 3.62m)

KITCHEN

17' 5" x 8' 6" (5.31m x 2.59m)

FIRST FLOOR

LANDING

8' 0" x 3' 3" (2.43m x 1.00m)

BEDROOM

13' 10" x 11' 3" (4.21m x 3.43m)

BEDROOM

11' 10" x 11' 8" (3.61m x 3.56m)

BEDROOM

7' 0" x 6' 7" (2.14m x 2.00m)

BATHROOM

8' 5" x 8' 2" (2.57m x 2.48m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX 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 our clients. The cost of the check is £69.00 inc. VAT and





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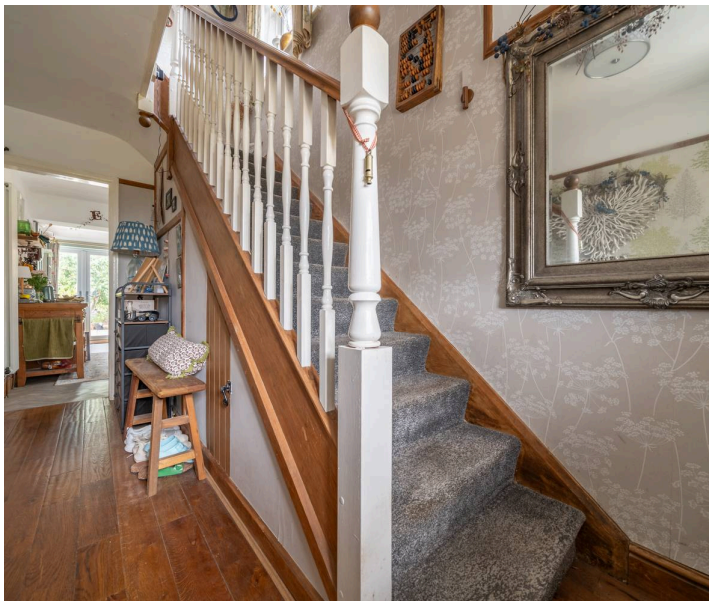
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GARDEN

Landscape gardens to the front and rear with ample lawn space, established trees and hedges that add privacy to the rear garden. A paved patio can be found in the rear garden that looks out to the rest of the garden. To the front there is ample driveway parking for up to three vehicles.

DRIVEWAY

3 Parking Spaces

Driveway parking





Ground Floor

Approximate total area⁽¹⁾

964 ft²

89.7 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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