



47 JUTLAND AVENUE, FLOOKBURGH, GRANGE-OVER-SANDS,
CUMBRIA, LA11 7LF
£190,000

MILNE MOSER
SALES + LETTINGS

- No Onward Chain
- Gas Central Heating
- UPVC Double Glazing
- Cosmetic Updating Required
- Off Road Parking
- Patio and Rear Garden



3



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PARKING

OVERVIEW

Perfect for a growing family this three bedroom semi-detached house has a good sized garden and fantastic views at the rear. Well positioned on the development, the property offers an extended kitchen diner, ideal for family get togethers and everyday dining, a lounge with large store to one side and a ground floor bathroom. Two of the three bedrooms are doubles with the third being a good sized single.

The amenities of Flookburgh are on the doorstep with a primary school, shops, pub and fish and chip shop. Beach and coastal walks are on the doorstep along with open countryside.

ACCOMMODATION

Approaching over the block paved garden and parking area at the front, the driveway continues at the side with a UPVC double glazed door leading into the house. The hallway has space for coats and shoes and there is a good amount of natural light from the window on the stairwell. To the left is the bathroom, fitted with a white three piece suite, aqua board panelling and a large chrome heated towel rail. Also accessed from the hallway, the lounge has a wooden fire surround fitted with an electric fire and there is a good sized cupboard with a window beneath the stairs providing excellent storage. The extended kitchen diner runs the length of the house and easily accommodates a family





dining table. The views are lovely across the garden and fields at the rear. Base and wall units are fitted along with an electric cooker, stainless steel sink and open shelving.

The first floor landing is nice and light and has a built in cupboard perfect for linen and towels. Access to the loft. One of the two double bedrooms has a fantastic view over the fields and countryside at the rear plus a built in cupboard housing the Worcester boiler. The second double faces the front aspect and the third, a good size single bedroom, is at the side.

Externally, the size of the plot is a real surprise. The front garden has prettily planted raised beds and a block paved driveway at the side has space for a number of vehicles. A large patio is accessed from the kitchen diner and ideal for outdoor dining. Steps lead down into the lawned garden, bounded by fields, and having raised beds for vegetables and produce.



DIMENSIONS

Lounge 13' 8" x 11' 5" (4.16m x 3.48m)

Kitchen Diner 13' 9" x 12' 0" (4.19m x 3.65m) max

Bathroom 5' 6" x 6' 5" (1.67m x 1.96m)

Bedroom 13' 10" x 9' 5" (3.55m x 2.86m) max

Bedroom 11' 8" x 8' 8" (3.55m x 2.65m)

Bedroom 7' 0" x 8' 6" (2.13m x 2.60m)

DIRECTIONS

From the centre of Flookburgh, proceed on Main Street, pass Eccleston Meadow and then turn left onto Winder Lane.

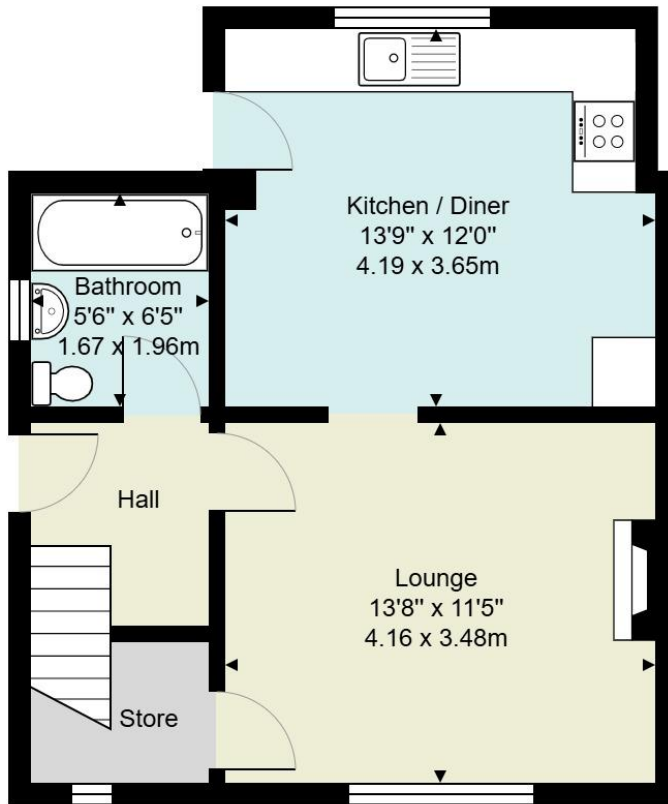
Turn left onto Jutland Avenue with the property located on the left hand side.

what3words:///quote.cable.broom

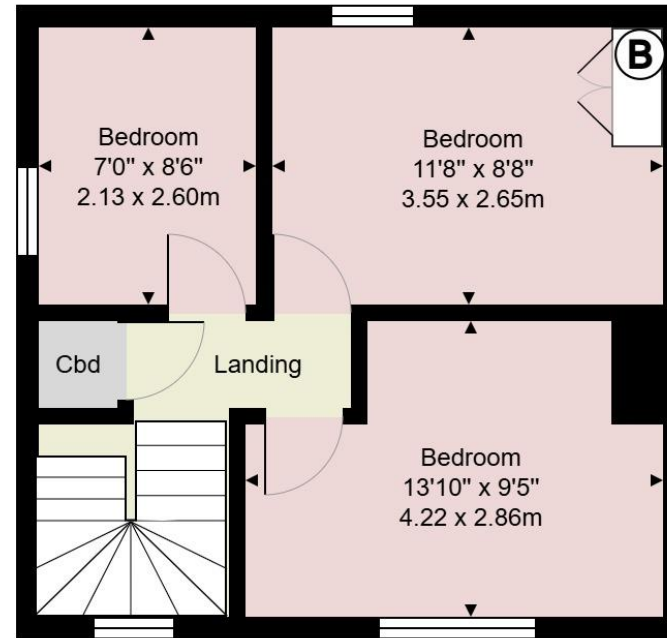








Ground Floor



1st Floor

Approx. Total Area: 809 ft² ... 75.2 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

EPC Grading: D

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