



Askam-in-Furness

£210,000

27 Abbey Heights, Askam-in-Furness, Cumbria, LA16 7HT

An attractive, Detached, well proportioned property situated in a quiet residential cul-de-sac within this popular Village. Enjoying easy access to Barrow in Furness and Ulverston comprising Hallway, Cloakroom, Kitchen, Living/Dining Room, 3 Bedrooms, Bathroom, Garden, Garage and Parking.

No Upper Chain

Quick Overview

- Detached - 3 Bedrooms
- 1 Reception - 1 Bathroom
- Quiet residential cul-de-sac
- Pleasant views to the rear aspect
- Convenient for Barrow and Ulverston
- Potential to improve
- Good sized Garden
- Garage and Parking
- No upper chain
- Ultrafast Broadband available*



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Ultrafast



Garage & Parking

Property Reference: G2970



Kitchen



Living/Dining Room



Garden



Bedroom1

Description This property is a great find. Generous room sizes, double glazed, central heating, pleasant views, quiet situation and convenient location are all important boxes already ticked! Perhaps now in needs of a little 'TLC' here and there to please today's modern buyer but nothing a little imagination and some basic decoration wouldn't fix - this would then become, once again, a superb, well loved and enviable home for a variety of different purchasers.

The front door opens into the Hallway with large under stairs storage cupboard and separate WC. The Kitchen enjoys a rear aspect and is furnished with a range of older style wall and base cabinets with sink, space for cooker and plumbing for washing machine/dishwasher. Wall mounted gas central heating boiler. The Living/Dining Room is a lovely room of impressive dimensions being full width and enjoys a good amount of natural light through the window and French doors which lead directly into the Garden. This room provides ample space for living and dining furniture and has a recessed, living flame gas fire.

The stairs from the Hallway lead to the First Floor Landing with linen cupboard, housing the hot water cylinder. Bedroom 1 is a generous double with fitted bedroom furniture and a partial view towards the Duddon Estuary. Bedroom 2 is a second double Bedroom enjoying a similar outlook. Bedroom 3 is a well proportioned single room. The Bathroom has a white suite comprising bath with shower over, WC and wash hand basin. Spacious and useful storage cupboard over the stairs.

Outside there is a Semi-Detached Garage with up and over door and Parking to the front. The Gardens although now a little over-grown provide a generous space. There is an area at the front which is shady and slightly sloping with lots of mature plants and shrubs. Gated to both sides, paths lead to the Rear Garden which is also of surprising dimensions. The Garden is tiered with some paved, sunny seating areas, shallow, paved steps leading through and lots of very well established plants and shrubs. This Garden, with some green fingers, could become a really lovely haven which enjoys a good degree of privacy!

Location Abbey Heights is a quiet, residential cul-de-sac of attractive, Detached family homes within easy reach of Ulverston and Barrow in Furness and is just moments away from picturesque beaches, rural walks and other amenities including Primary School, Railway Station, Bakery, local Shops and Hair Dressing Salon etc.

To reach the property proceed through Ulverston, Swarthmoor and Lindal in Furness. Take the second exit at the main roundabout towards Barrow in Furness. Take the third exit at the next roundabout signposted Askam and Ireleth. Bear right into Askam (Garage on the right hand

corner). A little further on take the left turn into Abbey Heights and keep left, No. 27 can be found on the left towards the end of the cul-de-sac.

What3words: <https://what3words.com/>

Accommodation (with approximate measurements)

Hallway

Cloakroom

Kitchen 8' 7" x 7' 11" (2.64m x 2.43m)

Living/Dining Room 20' 2" x 11' 8" (6.17m Max x 3.56m Max)

Bedroom 1 13' 2" x 10' 0" (4.03m into wardrobes x 3.05m Max)

Bedroom 2 10' 0" x 9' 1" (3.07m x 2.79m)

Bedroom 3 10' 5" x 6' 9" (3.20m x 2.08m)

Bathroom

Garage 18' 3" x 6' 11" (5.58m x 2.12m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 29.7.24 not verified

Council Tax: Band C. Westmorland and Furness Council.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £850 - £875 per calendar month. For further information and our terms and conditions please contact our Ulverston Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



Bedroom 3



View towards the Duddon Estuary

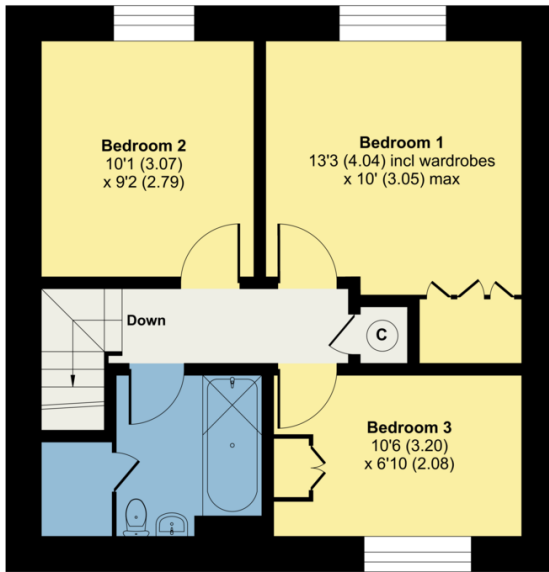


Garage and Parking

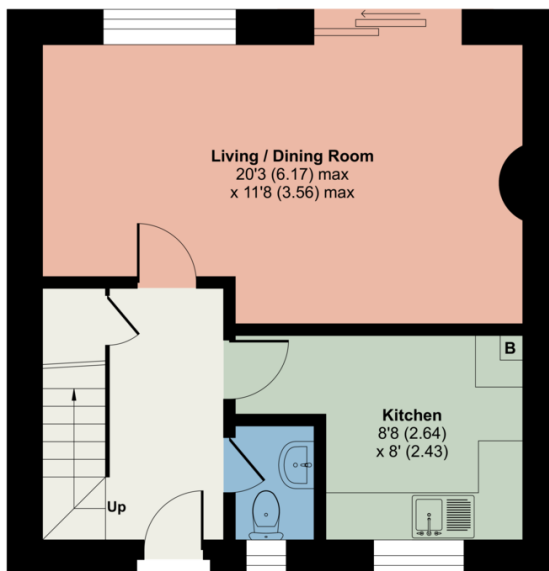
Abbey Heights, Askam-in-Furness, LA16

Approximate Area = 854 sq ft / 79.3 sq m
Garage = 128 sq ft / 11.8 sq m (excludes no.27 garage)
Total = 982 sq ft / 91.1 sq m

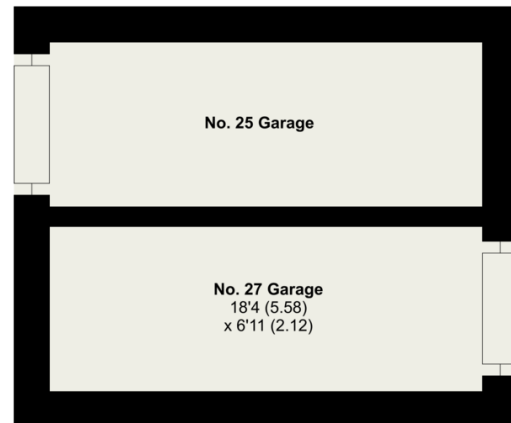
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1163651

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