



Approximate Gross Internal Area = 143.3 sq m / 1542 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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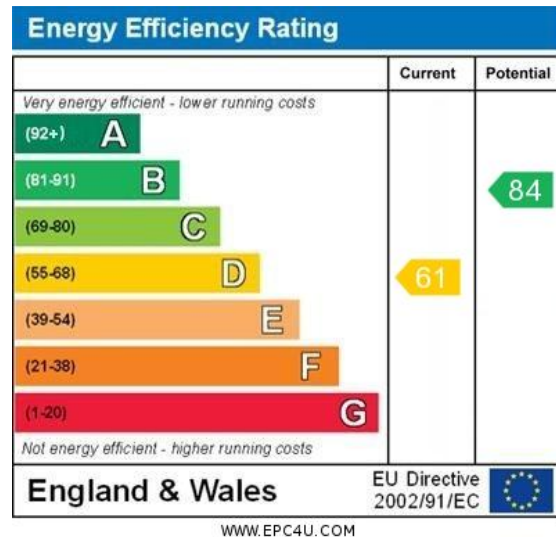
General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

VIEWINGS

Key accompanied



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Tenure
Freehold

Council Tax Band
D

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Soutergate | Kirkby-in-Furness | LA17 7TW

Offers Over £270,000

- Family Size Semi-Detached Property
- Sought After Village Location
- Easy Access To Southern/Western Lakes
- Beautiful Features Throughout
- Lounge, Dining Room, Kitchen
- 4 Bedrooms, Family Bathroom
- Gas C/H, D/Glazing (Some uPVC)
- Outside Seating Areas, 2 Parking Spaces
- Vacant Possession
- Council Tax Band D





Property Description

We are delighted to bring to the market this lovely family size property in the heart of the small Hamlet of Soutergate, close to the village of Kirkby-in-Furness. The property is of easy access to the towns of Askam, Dalton and Ulverston also Southern and Western Lake District. The property boasts excellent family living accommodation comprising of entrance porch, lounge with wood burner, spacious dining room, kitchen, ground floor cloakroom/WC, hall area leading to open staircase with stunning feature beams throughout the property, 4 bedrooms with master having walk-in storage area and a family bathroom with freestanding roll top bath. The property benefits from gas central heating, double glazing (some uPVC), outside seating areas and 2 parking spaces (one on front gravel drive and one in the rear gated courtyard). Viewing is highly recommended to appreciate the size and standard on offer and is being sold with vacant possession.

SERVICES

Water. Gas. Electric. Telephone. Drainage

FRONTAGE

With parking area, paved barbecue/seating area, front entrance porch with double glazed door

VESTIBULE

Double glazed windows, wood store cupboard and stable door to hall.

HALLWAY

Open to kitchen and doors to lounge.

LOUNGE

16' 8" x 12' 10" (5.09m x 3.92m)

Double glazed windows, feature wood burner with open fire place and side storage for wood etc, laminate flooring, open book shelf, tv point and a radiator.

DINING ROOM

12' 5" x 16' 3" (3.80m x 4.97m)

Double glazed window, double glazed door to rear porch, laminate flooring, open to lounge, tv point and radiator, doors to rear porch.

REAR ENTRANCE PORCH/STORE

From the courtyard with double glazed window, double glazed door and laminate flooring.

KITCHEN

12' 7" x 8' 5" (3.86m x 2.57m)

Having double glazed window, fitted country style wall and base drawer units with black speckle work tops to compliment, inset white 1 1/2 bowl sink unit with mixer taps, plumbed for dishwasher, integrated double oven, 5 ring hob with extractor over, tiled splash, panel walls, beamed ceiling and a storage cupboard.

REAR HALLWAY/GROUND FLOOR WC

Frosted double glazed window, low level WC, hand wash basin with taps, tiled splash area.

LANDING/HALL AREA

Double glazed window, under stairs storage, laminate flooring, open plan staircase with balustrade, feature beamed ceiling, double glazed window, storage cupboard, study area and doors to bedrooms.

BEDROOM 1

13' 11" x 11' 7" (4.26m x 3.55m)

Double glazed windows, feature beamed ceiling, access to loft, built-in wardrobes, double doors to walk-in large storage area with hanging/shelving and a radiator.

BEDROOM 2

9' 4" x 10' 7" (2.85m x 3.25m)

Double glazed window, feature beamed ceiling, picture rail and a radiator.

BEDROOM 3

12' 6" x 6' 11" (3.83m x 2.11m)

Double glazed window, feature beamed ceiling and a radiator.

BEDROOM 4

10' 9" x 6' 6" (3.29m x 2.00m)

Double glazed window, fitted overbed storage with bedside drawer unit and wardrobe, feature beamed ceiling and a radiator.

BATHROOM

Frosted double glazed window, 3 piece suite low level WC, hand wash basin with taps, roll top free standing bath with shower over, part pane walls, feature beamed ceiling and a radiator.

REAR GARDEN AREA

With paved seating areas, plants borders, shrubs, access to rear and access to rear porch.

