



Sandside

£150,000

3 West View, Sandside, Kirkby-in-Furness, LA17 7TA

Set in the heart of Sandside, 3 West View is a pretty mid-terrace home with an attractive frontage and established garden. Inside, a welcoming hall leads to a cosy Living Room, spacious Dining Room, Kitchen, and Utility, with a generous Rear Garden and Patio. Upstairs are two Double Bedrooms and a Family Bathroom. While some cosmetic updating is required, this is an ideal opportunity for buyers to add instant value in a sought-after location, just a short walk from the train station, pub and café.

This is a fantastic opportunity for buyers looking to put their own stamp on a property. Ideal as a first home, investment or project in a sought-after village location.

Quick Overview

Pretty Mid Terrace
Add Instant Value
Spacious Dining Room
Two Double Bedrooms
Generous Rear Garden
Patio Outdoor Living
Established Front Garden
Convenient Location Amenities
EPC Rating TBC
Superfast Broadband



2



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2



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Superfast
Broadband



On Road
Parking

Property Reference: ULV1022



Living Room



Dining Room



Kitchen



Utility Room

The ground floor offers a bright entrance hall leading to a cosy living room at the front, a spacious dining room to the rear, and access to the kitchen, utility area and generous garden with a patio – ideal for outdoor living. Upstairs are two spacious double bedrooms, a landing, and a family bathroom. While the property would benefit from some cosmetic updates, it represents an excellent opportunity for buyers seeking a home they can personalise and add instant value to.

Location Sandside, Kirkby in Furness is located in the county of Cumbria, It is situated in the northern part of the Lake District three miles south-east of the town of Broughton in Furness and is a village surrounded by beautiful countryside, with rolling hills and stunning views of the nearby mountains. Kirkby in Furness and the surrounding villages are a popular destination for tourists who come to explore the natural beauty of the area, as well as those who enjoy outdoor activities such as hiking, cycling, and fishing .Although the property offers a rural setting it is close to the nearby village of Askam in Furness offering shops,rail links,schools and fabulous beaches and Ulverston, a charming market town known for its rich history, cobbled streets and array of shops and cafes, schools and Rail links.

Accommodation (with approximate measurements) Ground Floor

Hallway 12' 0" x 3' 0" (3.66m x 0.91m)

Entry 3' 7" x 2' 11" (1.09m x 0.89m)

Living Room 12' 2" x 12' 8" (3.71m x 3.86m)

Dining Room 14' 10" x 13' 3" (4.52m x 4.04m)

Kitchen 9' 5" x 7' 9" (2.87m x 2.36m)

Utility Room 8' 11" x 10' 8" (2.72m x 3.25m)

Upper Floor

Landing 11' 11" x 5' 5" (3.63m x 1.65m)

Bedroom One 12' 3" x 15' 9" (3.73m x 4.8m)

Bedroom Two 14' 11" x 11' 0" (4.55m x 3.35m)

Bathroom 9' 7" x 7' 10" (2.92m x 2.39m)

Services Mains gas, water and electricity.
Band C Westmorland and Furness Council

Council Tax Band C Westmorland and Furness Council

Tenure: Freehold (Vacant possession upon completion).

Viewings Strictly by appointment with Hackney & Leigh.

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 POA. For further information and our terms and conditions please contact the Office.

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Utility and WC



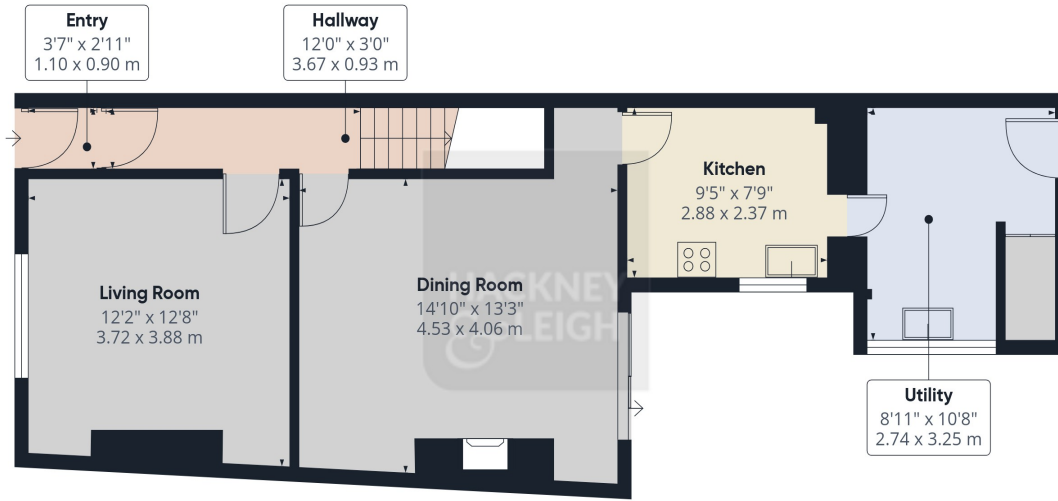
Bedroom One



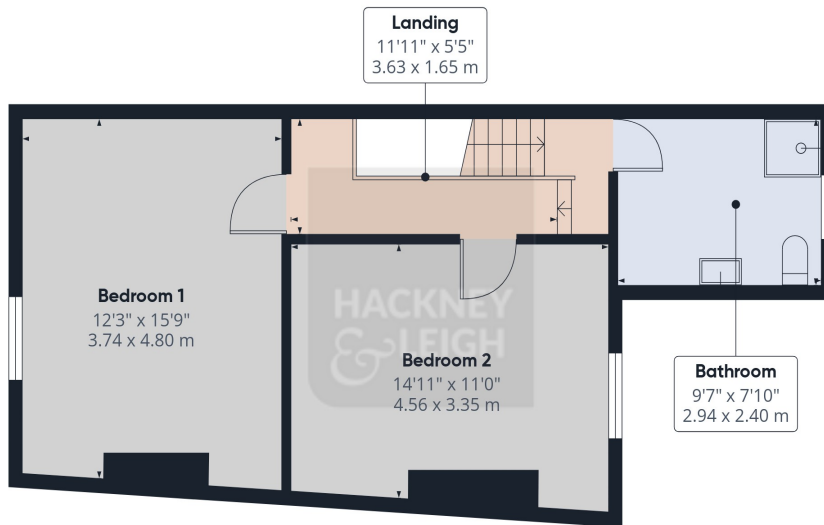
Bathroom



Rear Garden



Floor 0



Floor 1

Approximate total area⁽¹⁾

1062 ft²

98.7 m²

(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.

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