



## Aurora Askew Gate Brow

Kirkby-In-Furness, LA17 7TE

Offers In The Region Of £399,950



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## Offers In The Region Of £399,950



*Nestled in the picturesque village of Kirkby, this charming house offers a unique blend of character and modern comfort. The property boasts stunning views of the surrounding countryside and the estuary, providing a tranquil and idyllic setting for its future owners. As you step inside, you'll be greeted by the quirky charm that sets this house apart. From the cosy living spaces to the well-maintained gardens, every corner exudes a sense of warmth and character. The garage, gardens, and off-road parking add practicality to the mix, ensuring convenience for your everyday needs. Additionally, its proximity to transport links makes commuting a breeze, offering the perfect balance between rural serenity and urban connectivity.*

A garden pathway leads to the front door, flanked by beautifully mature gardens offering lovely views of the surrounding countryside and estuary.

Step into the Sun Room, a characterful space featuring a slate internal wall and large windows that frame the countryside and estuary views. This room provides access to a utility room, adding practicality for household tasks.

The inner hall connects the living spaces, offering access to the stairs, shower room, and two bedrooms, all with front-facing windows that flood the spaces with natural light. The shower room boasts a traditional yet tasteful design, fitted with a dual-flush WC, wash hand basin, and shower cubicle with a rainfall showerhead. The electric blue and white tiling, paired with black granite-effect linoleum flooring, adds a distinctive touch.

Ascend to the first floor to find a useful dining area, and a sizeable family lounge, a cozy retreat complete with a wood-burning stove and front-facing windows that offer picturesque views. From the lounge, an internal doorway leads to staircases accessing the lower and upper floors.

Adjacent to the lounge is the recently fitted kitchen diner, featuring stylish pale grey handleless base and wall units, a breakfast bar, and a marble-effect splashback. Integrated appliances include an oven, hob, dishwasher, and fridge-freezer, while the layout provides ample space for a dining suite.

The top floor houses the master bedroom, a serene retreat with stunning countryside and estuary views. This floor also features a private, modern four-piece bathroom, which includes a freestanding roll-top clawfoot bath with a telephone mixer tap, a dual-flush WC, a wash hand basin, and a shower cubicle with a rainfall showerhead.

Externally, the property boasts private, mature gardens that offer a peaceful escape, all with lovely views. The home also includes off-road parking and a detached garage, adding practicality and convenience to this charming home.

### Lounge

12'11" x 18'6" (3.96 x 5.64 )

### Kitchen Diner

17'6" x 11'2" (5.35 x 3.41 )

### Sun Room

9'0" x 12'7" (2.76 x 3.84 )

### Bathroom

5'7" x 8'11" (1.71 x 2.73 )

### Bathroom One

15'3" x 17'6" max (4.66 x 5.34 max )

### Bedroom Two

13'3" x 17'5" (4.05 x 5.33 )

### Bedroom Three

7'1" x 11'9" (2.17 x 3.59 )

### Bedroom Four/Dining Room

8'4" x 14'10" (2.56 x 4.54 )

### Bathroom

9'4" x 6'9" (2.85 x 2.06 )

### Detached Garage

11'9" x 21'3" plus 10'1" x 11'8" (3.59 x 6.48 plus 3.09 x 3.56 )



- Superb Family Home
  - No Upper Chain
  - Gardens with Estuary Views
- Close to Transport Links & Schools
- Council Tax Band - E
- Idyllic Village Location
- Modern Kitchen Diner
- Garage and Off Road Parking
- Fantastic Investment Opportunity



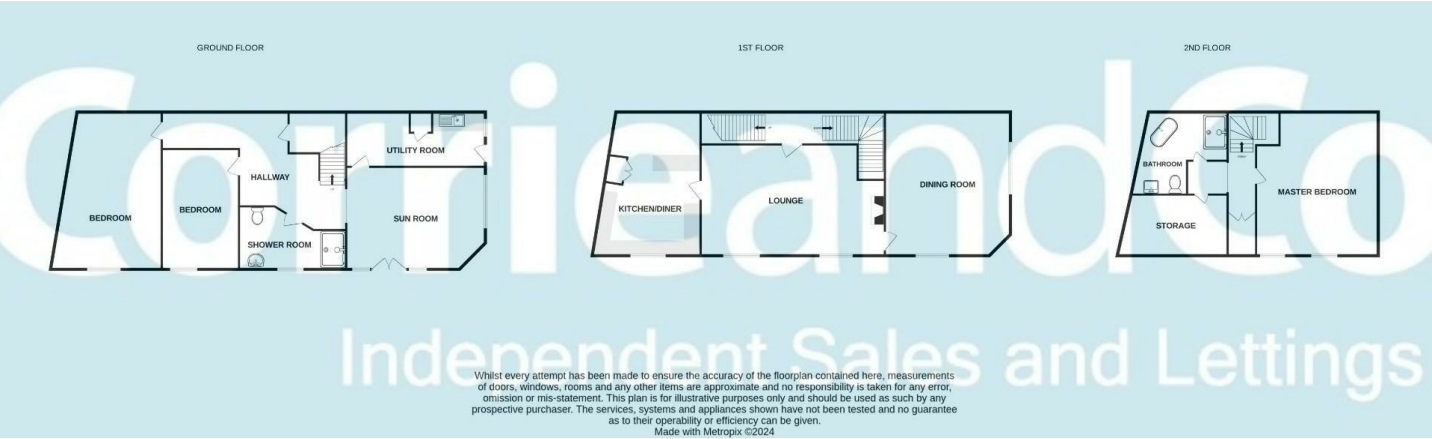
Road Map



Terrain Map



Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

- We also offer:
- Professional Photography
  - Full promotion, throughout all our branches
  - Experienced, qualified, friendly staff
  - Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

