



## 13 White Combe Way

Askam-In-Furness, LA16 7FA

Offers In The Region Of £280,000



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# 13 White Combe Way

Askam-In-Furness, LA16 7FA

## Offers In The Region Of £280,000



*This well-presented four-bedroom semi-detached home is ideally situated in a popular and convenient location, close to local amenities, schools, and transport links. Perfect for families, the property offers spacious and versatile accommodation, ready to move into. Features include off-road parking, an integral garage, and a private rear garden—ideal for outdoor living. This is a fantastic opportunity to acquire a turnkey family home in a sought-after area.*

As you approach the property there is off road parking. Access to the front door and garage.

Upon entering the property you arrive into a vestibule which provides access into the lounge. The lounge has been neutrally decorated and fitted with wood effect flooring. The room boast a feature fireplace and provides access to the striacse and open-arch access into the kitchen diner. The kitchen has been fitted with sage shaker style wall and base units and wood effect laminate work surfaces. The integrated appliances include a single oven, gas hob, stainless steel extractor fan, dishwasher and undercounter fridge. The dining area has French doors which provide access into the garden. The kitchen provides access into the utility room which is a great addition to the property. It has been fitted with matching work surfaces and wall and base units to the kitchen and provides access to the WC and garden. The WC has been fitted with a two piece suite comprising of a WC and vanity sink.

To the first floor there are four bedrooms, an en-suite and family bathroom. The master bedroom is situated to the rear aspect of the property and has been tastefully decorated and fitted with carpeting. It boasts an en-suite which has been fitted with a three piece suite comprising of a WC, vanity sink and a shower cubicle. The second bedroom is also situated to the rear aspect of the property and has been tastefully decorated and fitted with carpeting. The third and fourth bedrooms are situated to the front aspect of the property and have both been neutrally decorated and fitted with carpeting. The bathroom has been fitted with a four piece suite comprising of a WC, vanity sink, corner shower cubicle and a bath.

To the rear of the property there is a garden with patio area and artificial lawn ideal for outdoor seating and relaxation.

### Lounge

12'4" x 17'7" (3.78 x 5.37 )

### Kitchen Diner

15'4" x 9'5" (4.68 x 2.88 )

### Utility

9'3" x 5'10" (2.83 x 1.80 )

### WC

2'11" x 5'9" (0.91 x 1.76 )

### Garage

6'11" x 9'6" plus 10'4" x 9'6" (2.12 x 2.91 plus 3.17 x 2.91)

### Bedroom One

10'0" x 13'5" (3.05 x 4.09 )

### Ensuite

9'6" x 9'4" (2.91 x 2.85 )

### Bedroom Two

9'3" x 12'8" (2.82 x 3.88 )

### Bedroom Three

9'3" x 6'6", 9'10" (2.82 x 2,28 )

### Bedroom Four

5'8" x 7'1" (1.75 x 2.16 )

### Bathroom

7'5" x 6'4" (2.28 x 1.94 )



- Ideal Family Home
- Neutral Decor Throughout
  - Close to Amenities
  - Garage
  - Gas Central Heating
- Popular Location
  - Rear Garden
  - Off Road Parking
  - Double Glazing
  - Council Tax Band - B

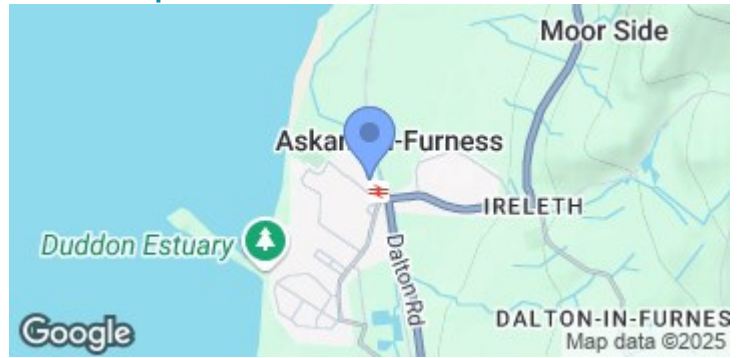




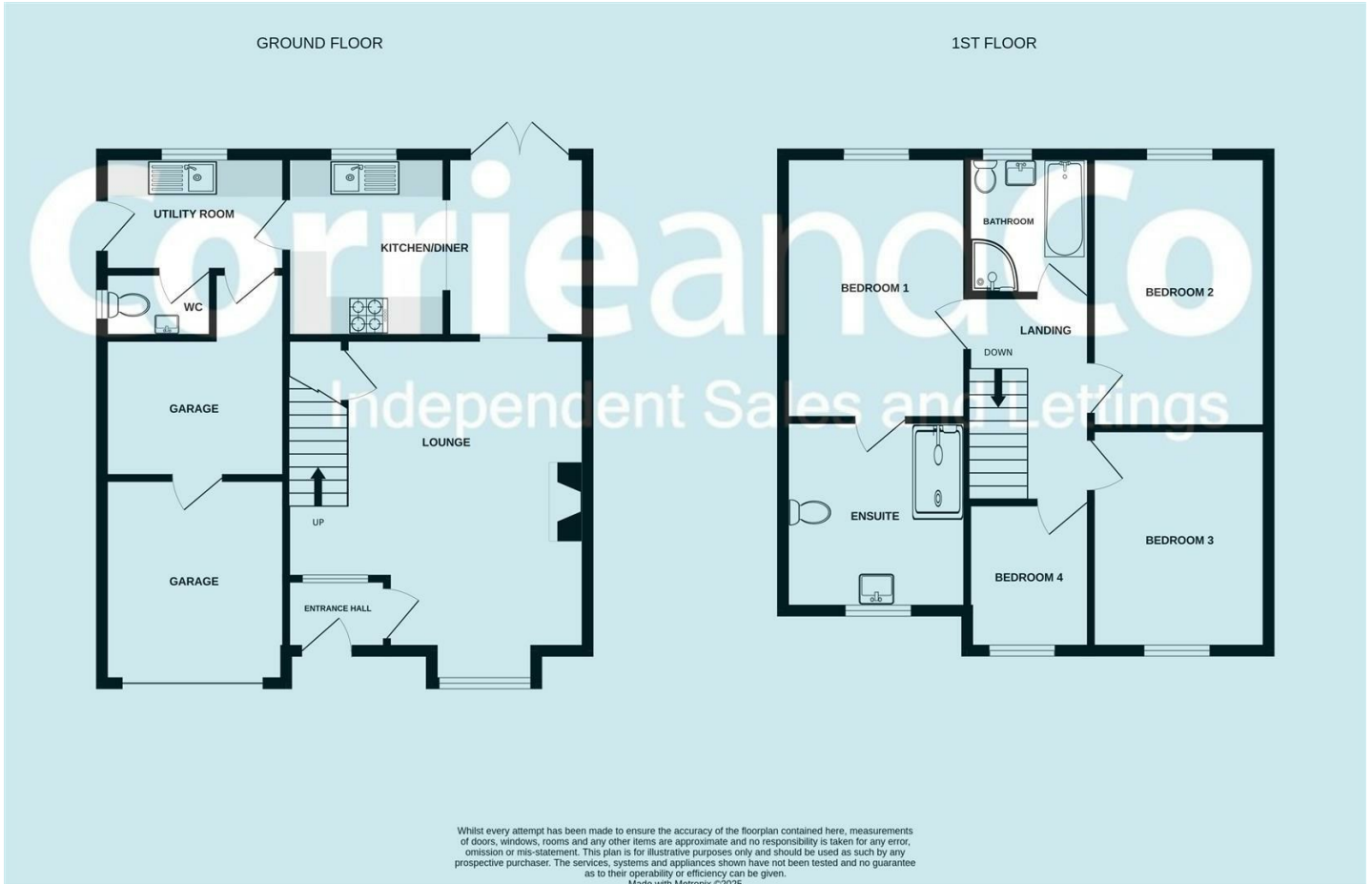
## Road Map



## 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.

