



## 53 Beach Street

Askam-In-Furness, LA16 7BQ

Offers In The Region Of £270,000



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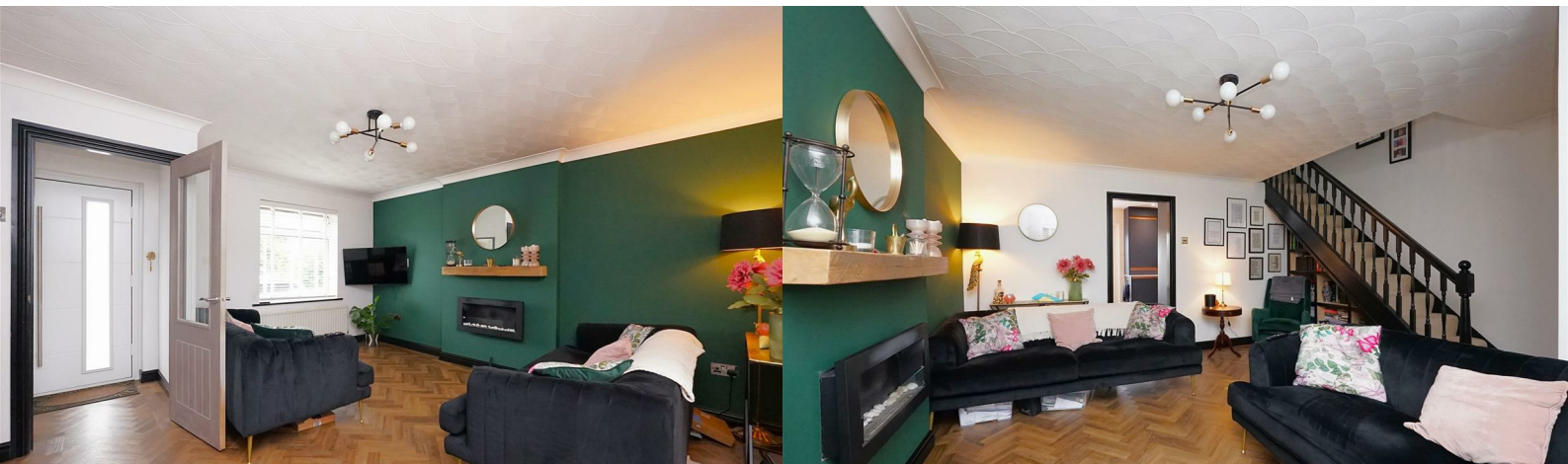
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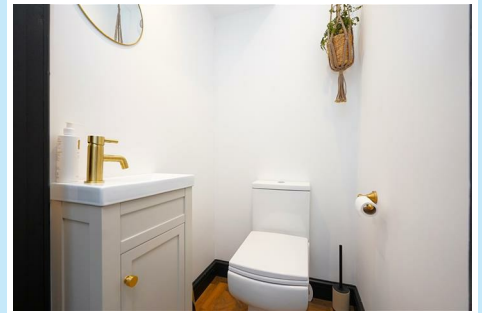
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# 53 Beach Street

Askam-In-Furness, LA16 7BQ

## Offers In The Region Of £270,000



***This spacious and extended semi-detached home is ideal for family living, boasting stylish décor throughout. The property features a generous living space, a modern ensuite bathroom, and a convenient ground floor WC. Outside, you'll find a private garden perfect for entertaining or relaxing, along with a garage offering ample storage. A wonderful opportunity to own a well-maintained, move-in-ready home in a desirable location.***

Upon entering the home, you're greeted by a welcoming hallway laid with stylish herringbone laminate flooring that flows seamlessly throughout the entire ground floor, adding warmth and continuity to the space. Just off the entrance is a versatile additional room—ideal as a study, playroom, or snug—which also provides access to a modern ground floor WC. From the hallway, you step into the beautifully presented living room, where a forest green feature wall adds a rich, contemporary touch. An electric fire set into the wall creates a cosy focal point. Continuing through to the rear of the property, the space opens up into a stunning kitchen diner. The kitchen has been thoughtfully designed with sleek, navy blue flat-fronted wall and base units, complemented by stylish copper accents. It's fully equipped with built-in appliances, including two ovens, a dishwasher, and a fridge and freezer, all seamlessly integrated for a clean, modern finish. There's plenty of room for a dining table, and French doors at the rear allow natural light to flood in, while offering direct access to the garden.

The first floor of this spacious family home offers four well-proportioned bedrooms and two modern bathrooms, all accessed via a central landing and finished with solid oak internal doors throughout, adding a touch of quality and warmth. At the front of the property, the primary double bedroom features built-in wardrobes and soft cream carpets, creating a calm and restful atmosphere. Adjacent to this, the impressive third double bedroom is positioned over the extension, offering generous floor space and a bright, airy feel thanks to the striking double feature windows that overlook the front. This room is finished with stylish grey carpets. To the rear, you'll find a second double bedroom, also finished with cream carpets and offering peaceful views over the garden. The fourth bedroom, also located at the rear, benefits from its own private ensuite. The ensuite is tastefully designed with a modern shower cubicle, WC, and a sleek vanity sink unit, all set against classic white subway-tiled walls for a fresh, contemporary finish. Completing the first floor is the main family bathroom, which includes a bath with shower attachment, a WC, and a pedestal sink, finished with blue speckled cladding to the walls.

The property boasts a low-maintenance rear garden, complete with a neatly kept lawn and a spacious patio area—ideal for outdoor dining, entertaining, or relaxing. Practical and easy to care for, the garden also offers convenient direct access to the garage, adding extra functionality to this attractive outdoor space.

### Reception

14'6" x 9'3" (4.44 x 2.84 )

### Kitchen Diner

15'5" x 9'2" (4.70 x 2.81 )

### Ground Floor WC

3'7" x 3'3" (1.10 x 1.00)

### Bedroom One

8'2" x 12'11" (2.51 x 3.94 )

### Bedroom Two

8'7" x 11'1" (2.64 x 3.39)

### Bedroom Three

14'11" x 6'8" (4.57 x 2.05 )

### Bedroom Four

7'1" x 7'1" (2.17 x 2.16 )

### En-Suite

4'9" x 6'11" (1.45 x 2.13 )

### Bathroom

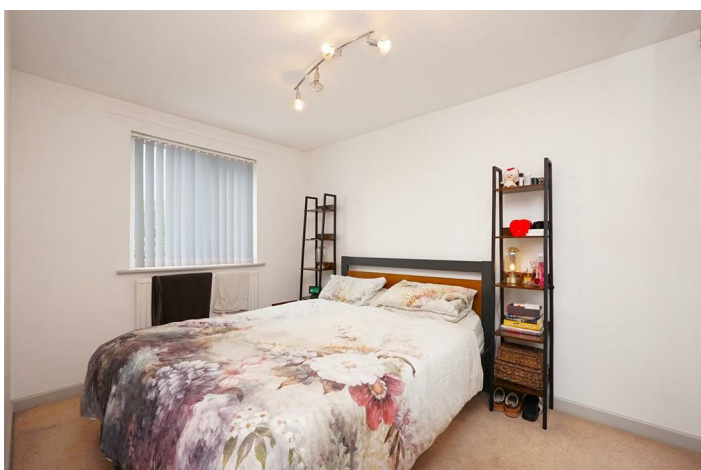
5'6" x 6'4" (1.68 x 1.94 )

### Garage

14'1" x 7'3" (4.30 x 2.22)



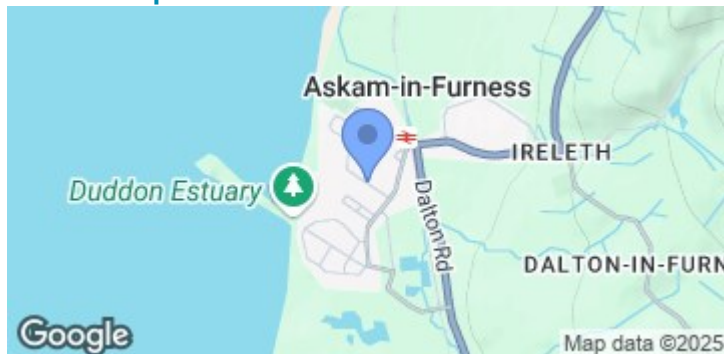
- Extended Semi-Detached Property
  - Lovely Decor Throughout
  - Front And Rear Gardens
  - Popular Residential Location
  - Double Glazing
- Ideal Family Home
  - Garage To Rear
  - En-Suite
- Gas Central Heating
- Council Tax Band - B



## Road Map



## Terrain Map



## Floor Plan



First Floor



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

