



42 New Road

Askam-In-Furness, LA16 7JS

Offers In The Region Of £220,000



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This charming mid-terrace house offers comfort, style and convenience. Boasting a warm and inviting atmosphere, making it an ideal home for growing families or those seeking a rental opportunity. The location of this property is particularly appealing, featuring off road parking, rear yard space and local transport links.

As you approach the property you're greeted by a private driveway, providing convenience and valuable off-road parking. Inside, you're welcomed into a striking tiled entrance hall. To your left, a beautiful lounge featuring herringbone-style laminate flooring and a large bay window that fills the room with natural light. A tidy gas fireplace provides a cosy focal point.

Moving through to the dining room, you'll find a versatile area ideal for family meals or entertaining guests. The adjoining kitchen offers an abundance of cupboard space paired with stylish black granite-effect worktops. From the dining room, step into a bright and inviting conservatory, perfect for unwinding on warm summer evenings. This space also provides access to the rear yard, ideal for low maintenance outdoor living.

Upstairs, you're greeted by comfortable carpets and sleek glass banisters, adding a contemporary touch to the landing area. The first floor hosts three well-proportioned bedrooms and a family bathroom, completing this stylish and practical home.

Lounge

17'10" x 12'4" (5.44 x 3.77)

Dining Area

7'6" x 10'2" (2.29 x 3.11)

Kitchen

7'8" x 9'7" (2.36 x 2.94)

Bedroom One

9'6" x 13'0" (2.92 x 3.98)

Bedroom Two

7'8" x 14'8" (2.34 x 4.48)

Bedroom Three

8'0" x 7'8" (2.45 x 2.36)

Bathroom

7'7" x 5'9" (2.33 x 1.76)

Conservatory

11'5" x 7'5" (3.49 x 2.27)

Garage

17'2" x 8'4" (5.25 x 2.56)



- Off Road Parking
- Stylish Interior
- Close to Amenities
- Gas Central Heating
- Council Tax Band - B

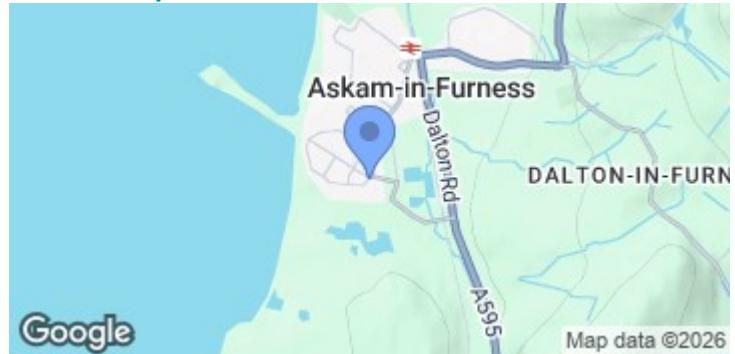
- Local Transport Links
- Rear Yard Space
- Detached Garage
- Double Glazing



Road Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective buyers are advised to make their own investigations.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
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