



**POOLE
TOWNSEND**

Pryors Walk, Askam-in-furness, LA16 7JG

£385,000

🛏 4 🚿 2 🛋 2



LOCATION Pryors Walk is a small cul-de-sac of similar modern housing that was built circa 2002. The property is only a short distance away from the local amenities that include a petrol filling station with a convenience store, a railway station, village schools and also further shops that include a Co-op, convenience store and bakery etc. There is also a lovely sandy beach with dunes and stunning views.

What3words:///infuses.spaces.untrained

DESCRIPTION

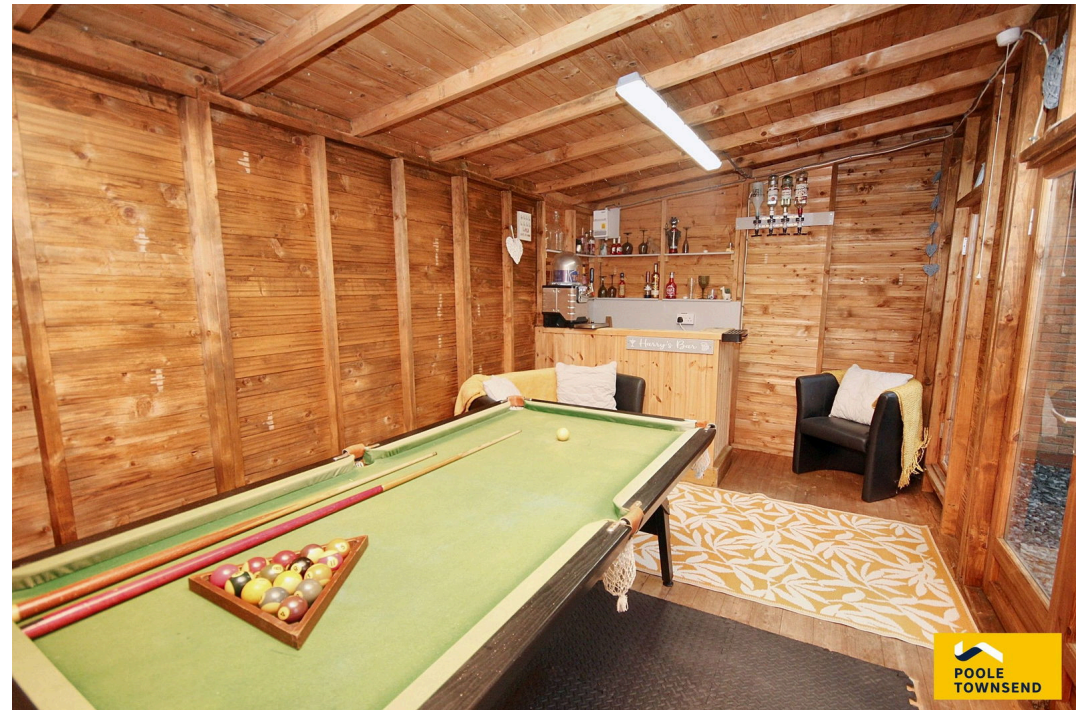
The front door opens into a good size entrance hall which has the stairs to one side leading to the first floor, storage cupboard beneath. There is an attractive wood effect finish to the floor which extends throughout the ground floor level, there is a radiator and there is also access into the kitchen, living room and ground floor WC.

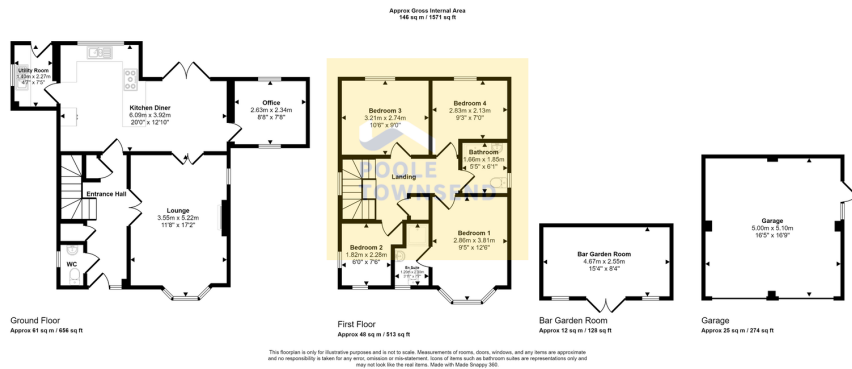
The lounge has dual access either from the hallway or the kitchen through double doors. The room is tastefully decorated with bay window to the front and wall mounted electric fire.

The kitchen is a great space ideal for entertaining, it has been fitted with modern gloss Red and Cream wall and floor units, integrated double oven, hob and extractor. The dining part of the room has space for a large family table and has patio doors that open out onto the rear garden area. This room also has a door leading into the office room which can be used as a play room for families or even an extra bedroom.

The utility room has plumbing for a washing machine and has plenty of cupboard space and sink. The garden can be accessed via this room.

The staircase leads up to the landing area where there is a high level window to the front elevation which provides natural lighting into the stairwell. There is also a large loft access point, central heating radiator and storage cupboards.





- Family home
- Cul-de-sac location
- Nicely proportioned
- Fitted kitchen
- Ground floor WC
- 4 bedrooms
- Double detached garage
- Driveway parking
- Garden to the front, side and rear
- EPC - TBC



Visit us at
www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open
 Monday – Friday 9.00 – 5.00
 Saturday 9.00 – 1.00

Barrow 01229 811811
 Ulverston 01229 588111
 Grange 015395 33316
 Kendal 01539 734455
 Milnthorpe 015395 62044