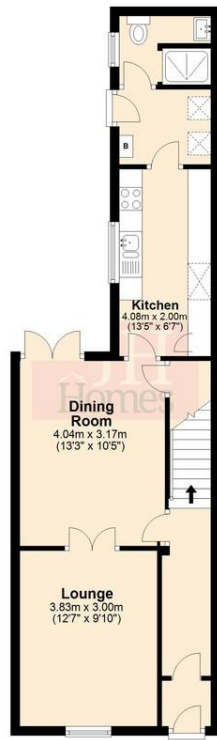
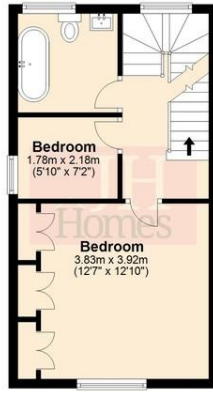


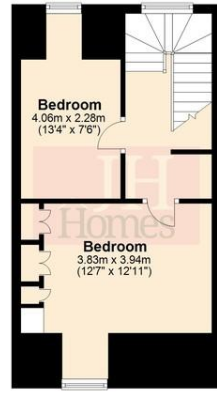
Ground Floor
Approx. 48.3 sq. metres (519.6 sq. feet)



First Floor
Approx. 32.3 sq. metres (347.2 sq. feet)



Second Floor
Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 113.3 sq. metres (1219.9 sq. feet)

DIRECTIONS

On entering Askam over the Railway Line, turn right into Duddon Road where Crossley Street is on your third left with the property being found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/newest.showdown.congested>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£180,000



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**4 Crossley Street,
Askam-in-Furness, LA16 7AS**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Beautifully presented and ready to walk into traditional end of terrace house, within proximity of the beach in this popular coastal village of Askam-in-Furness. Having modern fittings and pleasant décor throughout with stylish modern kitchen, luxury shower room and bathroom. Free flowing accommodation comprising of entrance hallway, dining room, lounge, fitted kitchen with integral appliances, utility area, ground floor shower room, two bedrooms and bathroom to the first floor and a further two bedrooms to the second floor. Complete with uPVC double glazing, gas central heating system and fully enclosed rear yard, leading to a further low maintenance yard/garden area. Perfectly located with access to the beach, local amenities, shops, schools and Askam Railway Station. Taking all of this into account there really isn't a reason not to view this lovely home, particular interest to young buyers, couples or maybe a landlord looking for a good quality investment.



Entered through the front door into:

ENTRANCE HALL

Door to dining room and stairs to first floor.

DINING ROOM

13' 3" x 10' 5" (4.04m x 3.18m)
UPVC French style double glazed double doors to rear yard, wood laminate flooring, alcove cupboard, understairs cupboard, ceiling light point and radiator. Door to kitchen and to:

LOUNGE

12' 6" x 9' 10" (3.83m x 3.0m)
UPVC double glazed window to front, wall mounted gas fire, ceiling light point and radiator.

KITCHEN

13' 4" x 6' 6" (4.08m x 2.0m)
Fitted with a good range of base, wall and drawer units with wooden worktops, chrome effect handles and incorporating stainless steel sink and drainer with mixer tap. Integrated four ring electric hob, electric double oven, dishwasher and space for American style fridge freezer. UPVC double glazed window to side aspect and door to:

KITCHEN

13' 4" x 6' 6" (4.08m x 2.0m)
Fitted with a good range of base, wall and drawer units with wooden worktops, chrome effect handles and incorporating stainless steel sink and drainer with mixer tap. Integrated four ring electric hob, electric double oven, dishwasher and space for American style fridge freezer. UPVC double glazed window to side aspect and door to:

UTILITY AREA

Wall mounted combination boiler for the hot water and heating system, space and plumbing for washing machine and external door to yard. Door to:

SHOWER ROOM

Modern three piece suite comprising of low level, dual flush WC, vanity unit housing sink with mixer tap and shower cubicle. Tiled to wet area's, tiled flooring, ceiling light points and uPVC double glazed window to side.

FIRST FLOOR LANDING

UPVC double glazed window to rear, doors to master bedroom, further bedroom and bathroom. Stairs to second floor.



BEDROOM

12' 10" x 12' 6" (3.92m x 3.83m)
Double room with uPVC double glazed window to front, triple, double wardrobes, radiator and ceiling light point.

BEDROOM

7' 1" x 5' 10" (2.18m x 1.78m)
UPVC double glazed window to side, wood laminate flooring, ceiling light point and radiator.

BATHROOM

Fitted with a modern three piece suite comprising of bath with mixer taps, low level, dual flush WC and vanity unit housing sink. Tiled to wet areas, tiling to floor, ceiling light point and uPVC double glazed window to rear.

SECOND FLOOR LANDING

Access to two further bedrooms.

BEDROOM

12' 11" x 12' 6" (3.94m x 3.83m)
Further double room with uPVC double glazed window to front, two double wardrobes, ceiling light point and radiator.

BEDROOM

13' 4" x 7' 6" (4.06m x 2.29m)
UPVC double glazed window to rear, ceiling light point and radiator.

EXTERIOR

Yard to rear with access to further yard/low maintenance garden. Astroturf, wooden latch gate to shared pathway for bins and access to Duddon Road.

