

#### DIRECTIONS

Heading into Askam from Ulverston down Dalton Road, following the road round to the right where it turns into Ireleth Road. Take your second left onto Abbey Heights where the property can be found towards the head of the cul-de-sac on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/tougher.stalemate.flash>

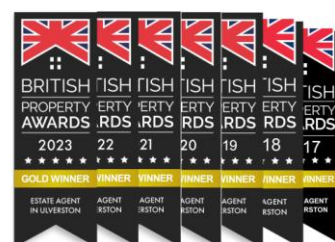
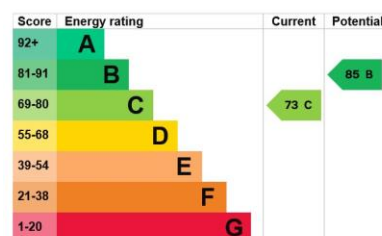
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.



#### 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.



£285,000



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GARAGE & PARKING

29 Abbey Heights, Askam-in-Furness,  
Cumbria, LA16 7HT

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Modern detached family home situated in this pleasing cul-de-sac location within the village of Askam in Furness. Well presented throughout by the current owners and offers perfect accommodation for a range of buyers, including the family purchaser. The Comprising of entrance hall, ground floor shower room, modern fitted kitchen, lounge, dining room, conservatory, four bedrooms and modern bathroom. Complete with gas central heating system, double glazing, drive and detached garage with mature gardens to front and rear. Askam is a popular village location with railway station and several amenities including primary schools.



glass pane opening into:

**ENTRANCE HALL**

Light wood grain laminate flooring, stairs to first floor, coat hooks to wall and door to under stair store. Radiator, doors to shower room, dining room and bifold door to kitchen.

**SHOWER ROOM**

5' 9" x 4' 7" (1.75m x 1.4m)  
Three piece suite comprising of glazed shower cubicle with thermostatic shower, WC and pedestal wash hand basin. Half tiling to walls, waterproof flooring, chrome ladder style towel radiator, extractor and uPVC double glazed window with pattern glass pane.

**DINING ROOM**

8' 10" x 7' 9" (2.69m x 2.36m)  
UPVC double glazed window with fitted blind looking towards the rear garden, laminate flooring, coving to ceiling, radiator, electric light and power. Arch to lounge.

**LOUNGE**

13' 11" x 12' 4" (4.24m x 3.76m)  
Central, feature fireplace with cream shaded fire surround, granite style hearth and electric living flame fire. UPVC double glazed patio doors to conservatory, radiator and ceiling light point.

**CONSERVATORY**

9' 3" x 12' 1" (2.82m x 3.68m)  
PVC double glazed construction with an insulated roof. Electric panel heaters and set of PVC double glazed French doors to the side giving access to the garden. Two wall light points and power sockets.

**KITCHEN**

7' 9" x 12' 4" (2.36m x 3.76m)  
Fitted with an attractive range of modern base, wall and drawer units with black quartz work surface over incorporating one and a half ceramic sink and drainer with mixer. Integrated larder fridge and separate freezer, gas hob with cooker hood over and low level double oven and grill. Recess and plumbing for washing machine, wall mounted is the Baxi boiler for the heating and hot water systems, lightly coloured laminate style floor and composite stable door door with double glazed and opening upper section. Deep bay window with tiled sill and uPVC double glazed window with fitted blind offering an aspect towards the front garden.

**FIRST FLOOR LANDING**

Access to bedrooms, bathroom and shelved storage cupboard. Access to loft, ceiling light point and double glazed window to stairwell with fitted blind.

**BEDROOM**

8' 10" x 12' 4" (2.69m x 3.76m) widest points  
Double room situated to the front of the property with a range of built in bedroom furniture. UPVC double glazed window, radiator and ceiling light point.



**BEDROOM**

6' 5" x 9' 7" (1.96m x 2.92m)  
Built in double wardrobe, radiator, ceiling light point and uPVC double glazed window giving a lovely aspect down to the rear garden and beyond over the surrounding countryside and fells.

**BEDROOM**

8' 10" x 8' 10" (2.69m x 2.69m)  
Further double room with coving to ceiling, radiator, ceiling light point and uPVC double glazed window offering a lovely aspect over the garden and towards the countryside beyond. Door to built in wardrobe with hanging rail and shelf space.

**BEDROOM**

5' 9" x 7' 9" (1.75m x 2.36m)  
Single room with radiator, ceiling light point and uPVC double glazed window.

**BATHROOM**

6' 2" x 6' 4" (1.88m x 1.93m)  
Three piece suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin and WC. Half tiling to walls, uPVC double glazed window, integrated speaker to ceiling and built in "Tile Vision TV" recessed the wall. Extractor fan, coving to ceiling, ceiling light point and radiator.

**EXTERIOR**

To the front of the property is a driveway providing parking and access to electric roller door garage. Attractive front garden with hedging to the perimeter, mature trees, shrubs and bushes with an area of grass and path leading to front door.  
To the rear is a pleasant, enclosed garden area with gate to drive and side. Path around the Conservatory and an area of lawn which slopes away. Mature trees, shrubs and bushes and discreetly positioned garden storage shed. To the far side is a covered canopy storage area with composite fencing leading to front and by way of a composite gate.

**GARAGE**

Electric roller door, electric light and power.

