

Total area: approx. 123.6 sq. metres (1330.8 sq. feet)

DIRECTIONS

Leaving our office proceed along the A590 towards Dalton approx 3.7 miles. At the roundabout take the 2nd exit and stay on the A590 at Elliscales Roundabout take the 3rd Exit onto Askam Road/A595. Take the slip road after the brick works onto the Lots. Follow the road down and the site location is opposite the school.

The property can be found by using the following "What Three Words" <https://w3w.co/journey.sampled.gazes>

GENERAL INFORMATION

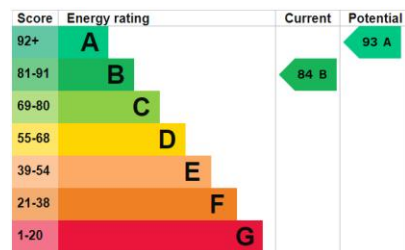
TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, water, gas and electricity are all connected

PLEASE NOTE: An annual management fee is payable of £300.00.



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.



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GARAGE & PARKING

75 Lots Road,
Askam-in-Furness, LA16 7FF

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Detached family home situated on the prestigious Newfields development, situated just moments away from picturesque beaches, Beautiful views over Kirkby Moor, rural walks and close to amenities including primary school and transport links. Spacious family home which is recommended for early internal inspection to appreciate the high standards of presentation and spacious accommodation on offer. Comprising of entrance vestibule, spacious lounge and dining room open to kitchen, utility area and cloakroom/WC to the ground floor and four bedrooms, master with en-suite plus family bathroom to the first floor. Complete with double width driveway, integral single garage, front garden and attractive west facing rear garden. Gas central heating system and uPVC double glazing add to this perfect home which offers both ease of convenience whilst immersing in the lifestyle of a quintessential seaside Village.



Entered through a door into:

ENTRANCE HALL

Door to lounge and utility room.

LOUNGE/DINER/KITCHEN

26' 2" x 16' 2" (8m x 4.93m) widest points

Lounge/Dining Area

UPVC double glazed bay window to front, solid wood flooring, under stairs cupboard, ceiling light point and two radiators. PVC

French style double doors to rear garden and open to:

Kitchen Area

Fitted with a good range of stylish base, wall and drawer units with contrasting worktops over incorporating one and a half bowl sink and drainer with mixer tap. Splashbacks, integrated electric oven, hob and cooker hood over and dishwasher. Spot lights to ceiling and uPVC double glazed window to rear.

UTILITY ROOM

6' 5" x 5' 10" (1.98m x 1.79m)

Base unit with worktop over incorporating stainless steel sink and drainer and wall mounted combination boiler for the hot water and heating system.

WC

Two piece suite comprising of concealed cistern, dual flush WC and vanity unit housing sink with cupboards under and mixer tap. Tiled splashback, radiator, ceiling light point and opaque uPVC double glazed window to front.

FIRST FLOOR LANDING

Doors to all bedrooms, family bathroom, ceiling light point and two cupboards.

MASTER BEDROOM

16' 10" x 8' 6" (5.13m x 2.59m) widest points

Double room with uPVC double glazed window to front, ceiling light point and radiator. Doors to wardrobe space with shelving and hanging rail and door to ensuite.

ENSUITE

Fitted with a three piece suite comprising of shower cubicle, vanity unit housing sink with cupboard under and concealed cistern, dual flush WC. Ladder style radiator, tiled to wet area's and ceiling light point.



BEDROOM

12' 0" x 9' 5" (3.66m x 2.87m)

Double room, uPVC double glazed window to front, ceiling light point and radiator. Double wardrobe offering shelving and hanging rail.

BEDROOM

12' 1" x 9' 5" (3.68m x 2.87m)

Further double room with uPVC double glazed window to rear, ceiling light point and radiator. Double wardrobe offering shelving and hanging rail.

BEDROOM

10' 0" x 7' 6" (3.05m x 2.29m) widest points

UPVC double glazed window to rear, ceiling light point and radiator.

BATHROOM

Modern four piece suite comprising of concealed, dual flush WC, vanity unit housing sink with cupboards under and mixer tap, bath with tiled side panel and mixer taps and shower cubicle. Tiled to splashbacks, heated, ladder style radiator, ceiling light point and opaque uPVC double glazed window to side.

EXTERIOR

Wrought iron gate with matching fencing enclosing the front lawn garden and pathway to entrance door. Enclosed lawn garden to rear with double wooden gates giving access to side by side off road parking and garage.

GARAGE

17' 8" x 8' 8" (5.4m x 2.66m)

Up and over door, pedestrian door to side, light and power.

