



DIRECTIONS

On entering Askam via the A595, passed the brickworks, turning left into Lots Road and turning right into Alexandra Place which leads into Duke Street. Turn left into Sharp Street and follow the road until you reach the property on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/halt.committed.ensemble>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND: A

LOCAL AUTHORITY: Barrow Borough 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.



£95,000



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121 Sharp Street,
Askam-in-Furness, LA16 7BW

For more information call **01229 445004**

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

Excellent opportunity to purchase a traditional mid terrace, within proximity of the beach in this popular coastal village of Askam-in-Furness. Comprising of entrance vestibule, lounge, kitchen, rear vestibule, ground floor wet room and two full width bedrooms to the first floor. Benefitting from uPVC double glazing, gas central heating system and fully enclosed rear yard. This home can be used in a variety of ways depending on your lifestyle, whilst being perfectly located with access to the beach, local amenities, shops and schools and Askam Railway Station. Early/Vacant possession available – No Chain Involved.



Accessed through a door into:

ENTRANCE VESTIBULE

Door to:

LOUNGE

13' 0" x 11' 10" (3.96m x 3.61m)
UPVC double glazed window to front, gas fire and radiator. Open doorway to:

INNER HALL

Stairs to first floor and open doorway to:

KITCHEN

8' 0" x 11' 10" (2.44m x 3.61m)
Fitted with a range of base units and wall wall units with worktop over incorporating stainless steel sink and drainer with mixer tap and splash back tiling. Space and point for gas cooker, space and plumbing for washing machine and space for fridge/freezer. Understairs storage, uPVC double glazed window to front and open doorway to:

REAR VESTIBULE

External door to rear yard and door to:

WET ROOM

Comprising of WC, wash hand basin and thermostatic shower with draining floor. Cladding to walls, heated towel rail and cupboard housing combination boiler for the hot water and heating system. UPVC double glazed window to side.



FIRST FLOOR LANDING

Doors to two bedrooms.

BEDROOM

13' 0" x 11' 10" (3.96m x 3.61m)
Double room with uPVC double glazed window to front and radiator.

BEDROOM

8' 0" x 11' 10" (2.44m x 3.61m)
UPVC double glazed window to rear and radiator.

EXTERIOR

Yard to rear with outbuilding and access to service road.

