



DIRECTIONS

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street BS281 then at the traffic lights turn right onto the A590. Proceed through Lindal and at the round about take the second exit signposted Barrow. Upon reaching the next round about take the third exit onto Askam Road. Continue along this road into the village and at the sharp right take the left turning over the railway line and onto Duke Street. Pass the post office on your right and the turning to Lots Road on the left. Just after the left to Lots Road the property can be found on the left.

The property can also be found by using the following "What Three Words" What3Words

<https://w3w.co/panicking.prowess.wages>

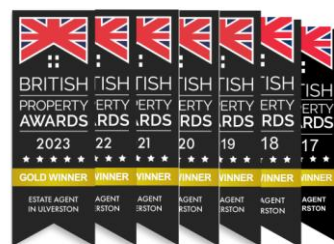
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electricity, 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.



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£225,000



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PARKING

138 Duke Street,
Askam-in-Furness, LA16 7AE

For more information call **01229 445004**

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

Attractive and well presented modern semi detached house situated in this pleasing location in the popular village of Askam-in-Furness. Comprising of porch, WC, lounge and kitchen/diner with patio doors to the ground floor and three bedrooms plus family bathroom to the first floor. Complimented with a high standard of presentation and décor, uPVC double glazing and gas central heating system as well as off road parking to the front and a pleasant, enclosed garden at the rear. Suited to a range of buyers from the first time to family purchaser with the location offering convenient access to local shops, primary school and Askam railway station. All in all an excellent opportunity with early viewing invited and recommended.



Accessed through a modern composite front door with pattern glass upper pane opening to:

PORCH

Radiator and internal doors to lounge and WC.

WC

Two-piece suit comprising of pedestal wash basin with paneled splash back and WC with pushbutton flush. Radiator, uPVC double glazed window, extractor fan and wood grain effect vinyl flooring.

LOUNGE

13' 0" x 15' 9" (3.96m x 4.8m)

Radiator, uPVC double glazed window and white wooden Venetian blind, stairs to first floor and door to useful under stairs storage area. Half glazed door to kitchen/diner.

KITCHEN/DINER

11' 10" x 15' 9" (3.61m x 4.8m)

Dining Area

PVC double glazed French doors to rear garden and ceiling light point

Kitchen Area

Fitted with an attractive modern range of base, wall and drawer units with stone effect work surface over incorporating stainless steel sink with mixer tap, metallic handles and matching up stands. Integrated eye level double oven, Bosch induction hob with black glass splash back and cooker hood over. UPVC double glazed window with fitted blind offering an outlook to the pleasant rear garden. Integrated washing machine, space for free standing fridge/freezer and space and plumbing for dishwasher. Wall cupboard housing gas combi boiler for the central heating and hot water systems, radiator and spot lights to ceiling.

FIRST FLOOR LANDING

Access point to loft and doors to bedrooms and bathroom.

BEDROOM

12' 10" x 15' 9" (3.91m x 4.8m) widest points

Double room with uPVC double glazed window to front with fitted blinds, radiator, built-in cupboard over the stairs offering hanging space and further set of double doors to a storage area.



BEDROOM

9' 2" x 8' 8" (2.79m x 2.64m)

Further double room situated to the rear of the property with uPVC double glazed window looking down to the rear garden and neighboring properties beyond and radiator.

BEDROOM

9' 1" x 6' 8" (2.77m x 2.03m)

Single room with radiator and uPVC double glazed window.

BATHROOM

Modern three piece suite in white comprising of paneled bath with glazed shower screen, mixer tap and over bath thermostatic shower with flexi track spray and fixed rain head shower, pedestal wash hand basin with mixer tap and low level dual flush WC. Modern paneling to the walls around the bath, ladder style towel radiator and uPVC double glazed pattern glass window. Extractor fan, paneled ceiling with inset lights and wood grain effect vinyl flooring.

EXTERIOR

To the front of the property is the advantage of off-road, side by side parking on a brick set area with access to the front door. To the side is a bin storage area and access to the rear of the property.

To the rear is a pleasant, enclosed garden area with patio, artificial grass and an upper patio area to the side of which is a excellent garden storage shed with double doors.

