

Approx. 35.0 sq. metres (376.7 sq. feet)



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Excellent opportunity to purchase a traditional mid terrace, within proximity of the beach in this popular coastal village of Askam-in-Furness. Having been updated and maintained throughout by the current vendor which will be appreciated upon recommended viewing. Comprising of entrance vestibule, dining room, lounge, modern kitchen, ground floor shower room and two full width bedrooms to the first floor with a shower room accessed from one of the bedrooms. 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 with early inspection strongly advised.



Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

DINING ROOM

11' 10" x 11' 5" (3.61m x 3.48m)
Wood laminate flooring, radiator, cupboard housing gas meter to recess and uPVC double glazed window to front. Stairs to first floor and open doorway to:

LOUNGE

11' 5" x 10' 11" (3.50m x 3.33m)
Feature fireplace housing electric fire, wood laminate flooring, understairs storage and uPVC double glazed window to rear. Sliding door to:

KITCHEN

8' 10" x 5' 7" (2.69m x 1.7m)
Fitted with a range of modern base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and splash back tiling. Integrated eye level, electric oven, four ring hob with cooker hood over and integrated microwave. UPVC double glazed window to side. Further section of base units to a porch area with external door to yard and door to:

SHOWER ROOM

6' 10" x 5' 7" (2.08m x 1.7m)
Three-piece suite comprising of WC, shower cubicle and space saving wash hand basin with mixer tap set to vanity with cupboard under. Radiator and uPVC double glazed window to side.



FIRST FLOOR LANDING

Doors to two bedrooms.

BEDROOM

9' 1" x 11' 5" (2.77m x 3.48m)
Full width double room with uPVC double glazed window to front and radiator.

BEDROOM

11' 4" x 10' 11" (3.45m x 3.33m)
Further double room with radiator and uPVC double glazed window to rear. Door to:

ENSUITE

8' 10" x 5' 7" (2.69m x 1.7m)
Three piece modern suite comprising of WC, wash hand basin and shower cubicle. Tiling, heated towel rail and uPVC double glazed window to side.

EXTERIOR

Yard to the rear with outbuilding and access to service road.

