

DIRECTIONS

On entering Askam via the A595, passed the brickworks and into Dalton Road. Turn left over the railway crossing into Duke Street, and immediate right into Duddon Road. Take your least right at the London Pub into Walker Street and left into James Street where the property can be found on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/melt.attend.dragonfly>

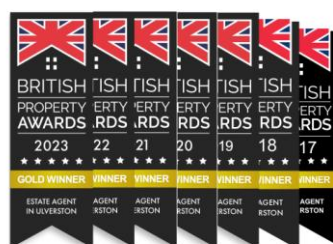
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are connected.



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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7 James Street,
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www.jhhomes.net or contact@jhhomes.net

Excellent and rare opportunity to purchase an extended, well-presented traditional style terrace set on a popular one-sided street with open green front outlook and stunning views across the Duddon Estuary towards Black Coombe from the top floor to the rear, and within proximity of the beach in this popular coastal village of Askam-in-Furness. The modern, flowing accommodation comprises of lounge, dining room with wood laminate flooring, super fitted kitchen, rear vestibule and bathroom to the ground floor with two bedrooms to the first floor and a further loft room. Benefitting from uPVC double glazing, gas central heating system and a 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. Taking all of this into account there really isn't a reason not to view this lovely, chain free home.



Accessed through a PVC door with glazed inserts into:

LOUNGE
13' 5" x 11' 5" (4.09m x 3.48m)
UPVC Double glazed window to front, feature fireplace, radiator and stairs to first floor. Open doorway to:

DINING ROOM
11' 3" x 11' 5" (3.43m x 3.48m)
Feature slate fireplace and stone surround, radiator and uPVC double glazed window to rear. Door to:

KITCHEN
10' 4" x 5' 1" (3.15m x 1.55m)
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink and drainer with mixer tap with splash back tiling. Integrated oven and hob with cooker hood over, space and plumbing for washing machine. Open doorway to:

INNER HALL
Door to rear yard and door to:

BATHROOM
6' 4" x 5' 5" (1.93m x 1.65m)
Three piece suite comprising of WC, wash hand basin and bath with electric shower over. Tiling to walls, radiator, extractor fan and uPVC double glazed window to side.



FIRST FLOOR LANDING
Doors to two bedrooms.

BEDROOM
10' 10" x 11' 7" (3.3m x 3.53m)
Cast iron fireplace, over stairs storage cupboard and radiator. UPVC double glazed window to front.

BEDROOM
11' 4" x 11' 8" (3.45m x 3.56m)
Cupboard housing combination boiler for the hot water and heating system, radiator and uPVC double glazed window to rear. Stairs to:

LOFT ROOM
12' 3" x 10' 3" (3.73m x 3.12m)
Two radiators, eaves storage and uPVC double glazed window to rear with views.

EXTERIOR
Yard to the rear with outbuilding and access to service lane.

