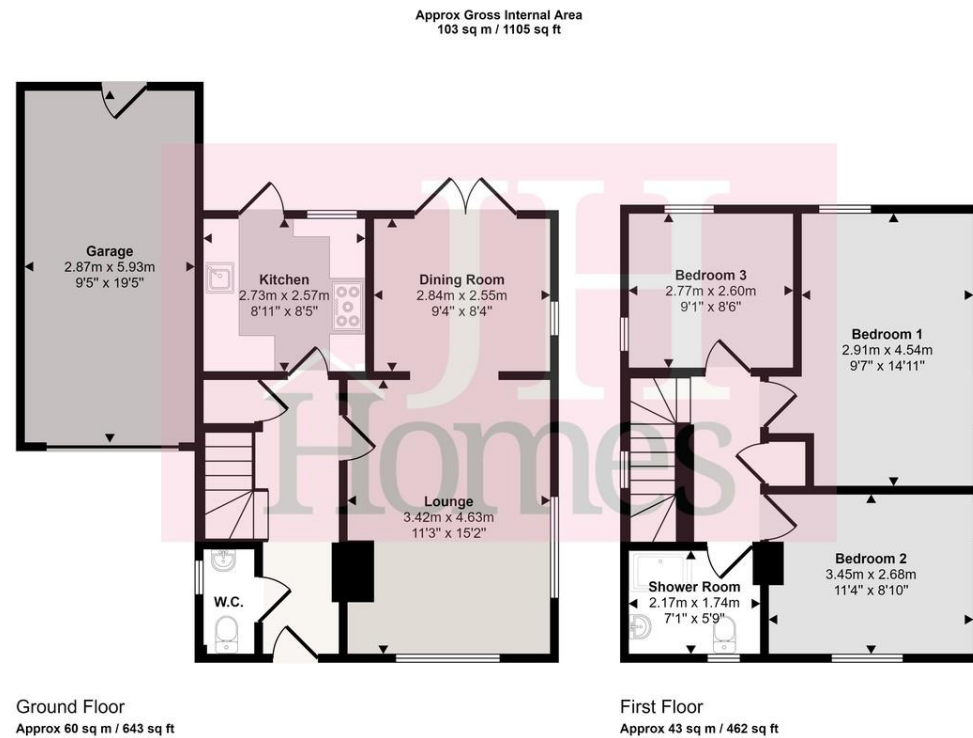


£300,000

JH
Homes



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

From Ulverston town centre follow the road up Daltongate and turn right into Stockbridge Lane. Follow signs for approximately four miles over Kirkby Fell dropping down into Beckside and Kirkby in Furness. Once in Beckside, turn left and Beckside Court can be found on the left before reaching St Cuthberts Church.

The property can be found by using the following "What Three Words" <https://w3w.co/purified.game.identity>

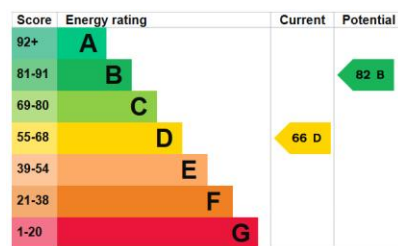
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness District Council

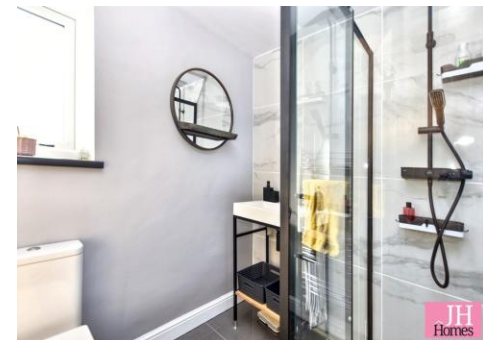
SERVICES: All mains services including, gas, electric, water and drainage.



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.

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1



3



2



GARAGE &
PARKING

1 Beckside Court, Beckside,
Kirkby-in-Furness, LA17 7TQ

For more information call **01229 445004**

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

Great opportunity to purchase a modern link detached house situated in this charming location within the Hamlet of Becksid, which forms part of the village of Kirkby in Furness. A charming and historic area with community centre and sports field as well as historic Village Church. Having been greatly improved by the current owners and is presented to an excellent standard to offer a comfortable accommodation suitable for a range of buyers including the family buyer. Comprising of entrance hall, WC, lounge, dining room, modern kitchen to the ground floor and three excellent bedrooms and modern shower to the first floor. Attractive gardens enclosed to the rear, driveway and attached single garage. Complete with gas fired central heating system, uPVC double glazing and presented to an excellent standard throughout. The location offers access to a primary school, railway station, doctors surgery and public houses, and a short drive over the fell to the market town of Ulverston. In all a great home in a lovely position with early viewing invited and recommended.



Accessed through an attractive modern composite front door with central pattern glass paint which opens to:

ENTRANCE HALL

Attractive and inviting entrance hallway with wood grain laminate flooring, coat hooks to wall and modern wooden internal doors to the lounge, kitchen, under stairs storage and WC. Stairs to first floor with white painted handrail newel post and spindles with the under stairs storage housing the Worcester boiler for the central heating and hot water system as well as having a light.

WC

Modern suite comprising of WC with push button flush and wash hand basin sat on wooden surface with storage shelves under and uPVC double glass window to side.

LOUNGE

15' 2" x 11' 3" (4.62m x 3.43m)
Two uPVC double glazed windows with fitted blinds to the front and side offering a pleasant aspect. Open double doorway to dining room, wood grain flooring, radiator and feature display to the former fireplace recess with slate hearth.

DINING ROOM

8' 4" x 9' 4" (2.54m x 2.84m)
Wood grain flooring, set of PVC French doors open to the rear patio and garden beyond with a pleasant aspect down the village and radiator. UPVC double glazed window to side with blind.

KITCHEN

8' 11" x 8' 5" (2.72m x 2.57m)
Modern kitchen fitted with a comprehensive range of base, wall and drawer units with worktop over incorporating Belfast style sink with mixer tap and tiling to the up stands. Eye level microwave oven, Belling range cooker with five gas hobs, twin ovens and glass splash back with matching extracting cooker hood over with light. Further integrated appliances include an integrated fridge and dishwasher. Wood grain laminate flooring, uPVC double glazed window looks over the rear garden and beyond and modern composite stable door with double glazed pattern glass pane to the upper section.

FIRST FLOOR LANDING

UPVC double glazed window to the side, light grey wood grain effect laminate flooring and modern wooden internal doors to bedrooms, bathroom and storage cupboard.

BEDROOM

14' 11" x 9' 7" (4.55m x 2.92m)
Double room with dual aspect uPVC double glazed windows with fitted blinds offering an outlook over the village and countryside beyond. Radiator, electric light, wood grain effect laminate flooring and power.

BEDROOM

8' 10" x 11' 4" (2.69m x 3.45m)
Further double room with dual aspect uPVC double glazed windows both offering pleasant aspects over the neighbouring properties and countryside beyond. Wood grain effect laminate flooring, radiator and access point to loft.



BEDROOM

8' 6" x 9' 1" (2.59m x 2.77m)
Good sized single or smaller double room with twin uPVC double windows offering a pleasant aspect particularly to the rear which looks down the village and over the surrounding countryside. Wood grain effect laminate style flooring and radiator.

SHOWER ROOM

5' 9" x 7' 1" (1.75m x 2.16m)
Comprehensively fitted with modern three piece suite in white and black comprising of WC with push button flush, wash hand basin set to washstand with lower shelf and mixer tap, and shower cubicle with thermostatic shower, fixed rain head shower attachment and flexi-track spray. Tiling to two walls, tiling to floor, extractor fan, ladder style radiator and uPVC double glazed pattern glass window.

EXTERIOR

Driveway to the side which is brick set and accesses to the garage. To the front is a forecourt seating area and path leading round to the side with mature shrubs and bushes. Ideal for bin and recycling storage, with a gate to the rear garden.
To the rear of the property offers a most attractive landscaped and well-presented garden area with slate patio area and access to three areas of artificial grass with borders to the perimeter, mature tree, shrubs and bushes. A gate to the bottom accesses a lower barbecue/seating area with hedging. The garden has fencing and stone walls at the side with access to the garage and gated access to the side of the property leading to the front.

GARAGE

19' 5" x 9' 5" (5.92m x 2.87m)
Single garage with up and over door and pedestrian door to the rear garden. Electric light and power.

