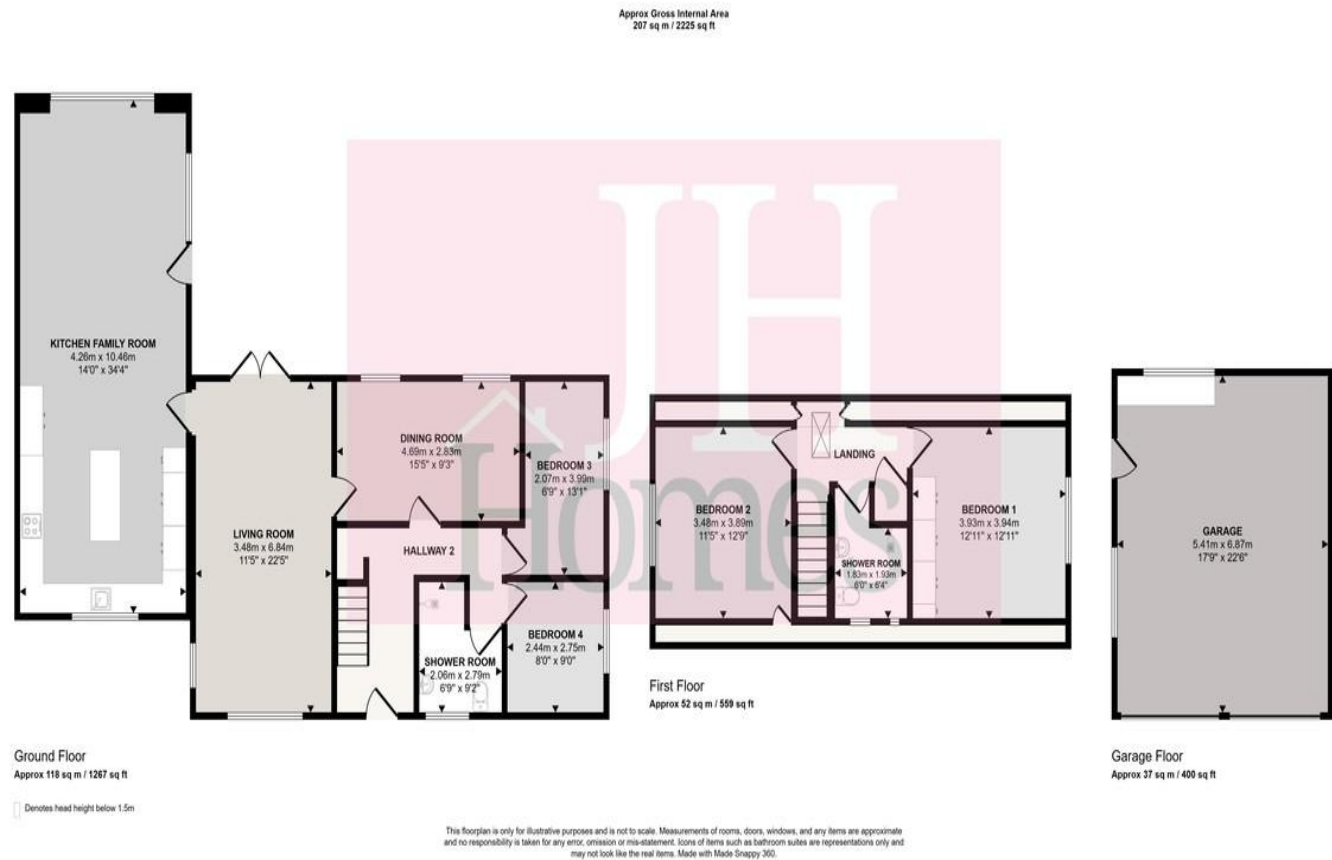




DIRECTIONS

From the A590 roundabout signposted Askam, follow the A595 past the brickworks and turn right to Greenscoe. Follow the road to the top, turning left and the property is on your right hand side.

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

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all 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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GARAGE &
PARKING

Limecombe, Greenscoe,
Askam-in-Furness,

For more information call **01229 445004**

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

Four-bedroom detached family property in an elevated position offering stunning views over Askam and the surrounding countryside, with Duddon Estuary and Black Combe in the distance. Beautifully presented accommodation with recent extension to accommodate a fantastic family kitchen/dining room with vaulted ceiling. Comprising of entrance hall, lounge, dining room, kitchen/diner, two bedrooms and shower room to the ground floor with two further bedrooms and a shower room to the first floor. Situated on an excellent size plot, with LPG gas central heating system, uPVC double glazing, off-road parking, double garage and garden areas including patio and greenhouse.



Accessed through a PVC door into:

ENTRANCE HALL

Stairs to first floor and doors to dining room, two bedrooms and shower room.

DINING ROOM

9' 3" x 15' 5" (2.82m x 4.7m)
Elegant space with twin windows over looking rear garden, two uPVC double glazed windows to rear and radiator. Door to:

LOUNGE

22' 5" x 11' 5" (6.83m x 3.48m)
Dual aspect windows with views, two radiators and PVC French style double glazed doors to rear garden. Door to:

KITCHEN/FAMILY ROOM

34' 4" x 14' 0" (10.46m x 4.27m)
Fantastic extended family room comprising of base and drawer units with Granite worktops over incorporating sink with mixer tap. Space for American style fridge/freezer, vaulted ceiling with exposed oak beams and dual aspect uPVC triple glazed windows to front and rear. Integrated appliances include dishwasher, twin ovens and induction hob. Complete with underfloor heating and external door to rear garden.

BEDROOM

13' 1" x 6' 9" (3.99m x 2.06m)
UPVC double glazed window to side and radiator.

BEDROOM/STUDY

9' 0" x 8' 0" (2.74m x 2.44m)
Radiator and uPVC double glazed window to side.

SHOWER ROOM

9' 2" x 6' 9" (2.79m x 2.06m)
Two-piece suite comprising WC and wash hand basin. Walk-in shower with glazed door and heated towel rail alongside. UPVC double glazed window to front.

FIRST FLOOR LANDING

Access to bedrooms, shower room and loft. Cupboard housing combination boiler for the hot water and heating system and roof window to rear aspect.



MASTER BEDROOM

12' 11" x 12' 11" (3.94m x 3.94m)
Three fitted wardrobes offer a double and single, radiator and uPVC double glazed window to side.

BEDROOM

12' 9" x 11' 5" (3.89m x 3.48m)
Radiator, eaves storage and uPVC double glazed window to side with pleasant views.

SHOWER ROOM

Three piece suite comprising of WC, vanity wash hand basin and walk in shower. Tiling to walls, heated towel rail and double glazed uPVC window to front.

EXTERIOR

Low maintenance garden to front with outstanding views alongside driveway extending to garage. Gate leading to rear garden, lawn with flower borders, established trees, pond, greenhouse and patio.

DOUBLE GARAGE

17' 8" x 22' 6" (5.41m x 6.87m)
Electric roller doors, overhead storage, light and power points. Two windows to rear and side.

