



Total area: approx. 78.7 sq. metres (846.7 sq. feet)

DIRECTIONS

From the Dalton in Furness bypass roundabout proceed towards Askam-in-Furness along the A595. On entering the village, turn right by the car sales garage (with the railway crossing on the left) continue for a short distance and turn first left onto Saves Lane. Take the first right into High Duddon close.

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

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity 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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OFF ROAD
PARKING

49 High Duddon Close,
Askam-in-Furness, LA16 7EW

For more information call **01229 445004**

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

A fine semi-detached house situated in a pleasant Cul-De-Sac position, set on a generous plot with excellent off-road parking and attractive rear garden. The property offers super family accommodation and opportunities in this great level position with close and convenient access to Askam and its amenities, as well as the railway station. The accommodation comprises of entrance hall I, lounge, superb kitchen/diner, utility room, ground floor cloaks/WC, and to the first floor three bedrooms and luxury bathroom. Benefits from gas central heating system, uPVC double glazing and offers a great opportunity for further personalisation.



Accessed through PVC door into:

HALLWAY

Understairs cupboard, stairs to first floor and open doorway to kitchen/diner. Door to:

LOUNGE

11' 11" x 12' 5" (3.63m x 3.78m)
UPVC double glazed window to front and wood burning stove set on marble effect plinth. Modern contemporary lighting and radiator. Door to:

KITCHEN/DINER

9' 1" x 18' 6" (2.77m x 5.64m)
Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating deep fill sink and mixer tap. PVC French style double glazed double doors to rear garden. Integrated ovens, electric hob and dishwasher. Space for dining table, tiled flooring, radiator and uPVC double glazed window to rear garden. Door to:

UTILITY ROOM

External door, plumbing for washing machine and space for dryer. Folding door to:

CLOAKS/WC

Two piece suite comprising of WC and wash hand basin with uPVC double glazed window to rear.

FIRST FLOOR LANDING

UPVC double glazed window to side, access to bedrooms and bathroom.

BEDROOM

12' 4" x 9' 9" (3.76m x 2.97m)
Situated to front of property with double glazed window and radiator.



BEDROOM

8' 8" x 11' 9" (2.64m x 3.58m)
UPVC double glazed window to rear and radiator.

BEDROOM

8' 8" x 8' 8" (2.64m x 2.65m)
Over stairs storage cupboard, radiator and uPVC double glazed window to front.

BATHROOM

Modern three piece suite comprising of WC, wash hand vanity basin and bath with shower above. Cladding to walls, radiator and uPVC double glazed window to rear.

EXTERIOR

Off road parking and low maintenance garden to front with access to entrance door and utility room. Rear garden is a pleasant feature of the property with sunny aspects. Flagged patio with steps up to lawn and stone chipped seating area, enclosed for privacy considerations and must be viewed. Offering great potential for additional landscaping if required.

