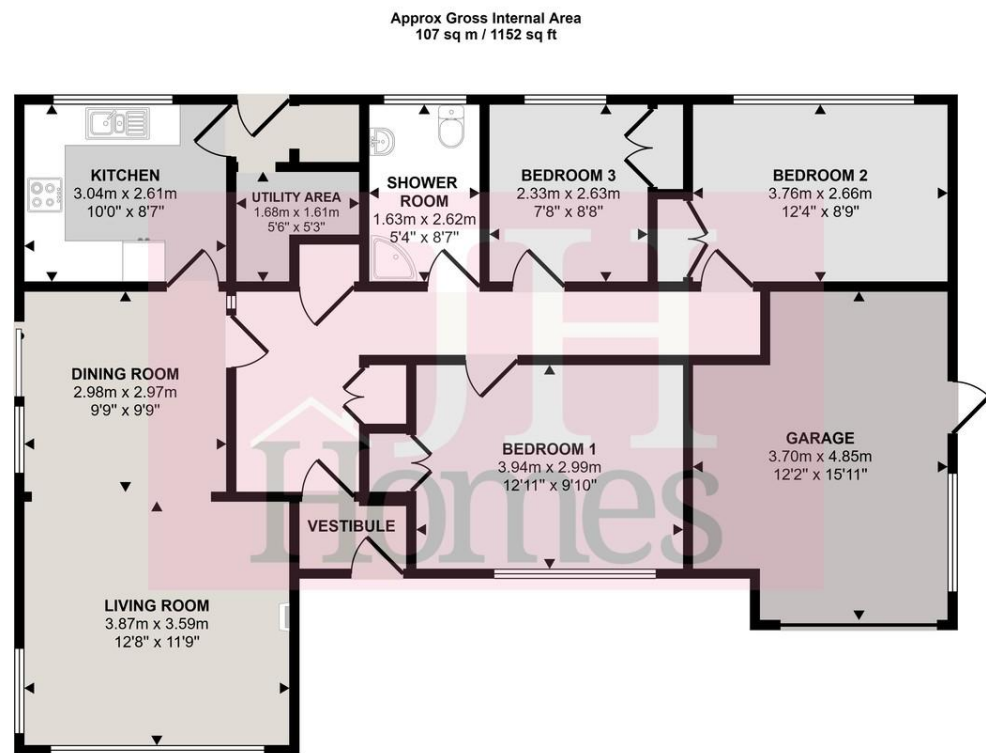




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

DIRECTIONS

Head towards Askam in Furness via the A595 and drive down the hill passing the brickworks. Continue down the road until you enter the 30mph speed limit. As you reach Askam with the car sales garage to your right and the railway crossing on the left, follow the road round the right-hand bend and then take the first turn on the left into Saves Lane. Follow this road and you will see the property on your left-hand side identified by a pink JH Homes "For Sale" sign.

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

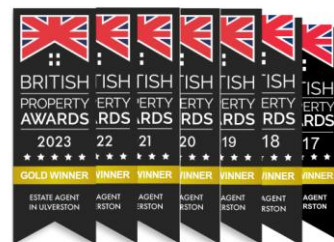
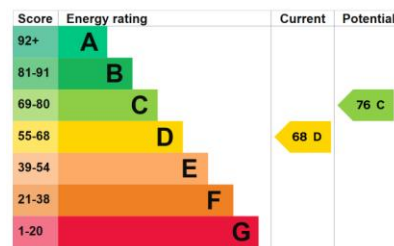
GENERAL INFORMATION

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.

JH
Homes

JH
Homes

£380,000



2



3



1



GARAGE &
PARKING

Dunroamin, Saves Lane,
Askam-in-Furness, LA16 7DY

For more information call **01229 445004**

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

A superior three-bedroom detached family bungalow offering stunning views over open fields and the surrounding Lakeland Fells, to the Duddon Estuary and Black Combe. Beautifully presented accommodation with recent kitchen and shower room replacements, situated on an excellent size plot, with gas central heating system, uPVC double glazing, ample off-road parking, garage and substantial garden areas including patio. The wonderful accommodation with immaculate décor including covings and dado rails briefly comprises of, entrance vestibule, with access into the hallway, and from here access to all rooms bar the lounge and kitchen. Lovely lounge with dual aspect windows and living flame gas fire, elegant dining room with full depth window over-looking the side garden, and a fantastic kitchen with an excellent range of units, rear vestibule and utility area. Two double bedrooms and one single with fitted wardrobes and luxury house shower room with vanity units. Externally, double cast iron gates gives access to block paved driveway with ample off-road parking and attached garage with up'n'over door as well as two side aspect accesses to rear garden. This is a fantastic addition and is laid mostly to lawn with patio areas and border plants with open field views to rear and towards Black Coombe and The Lake District Fells. Situated in a popular location of Ireleth, the immediate area caters well for family buyers with primary schools, bus services, Co-op, railway station, library, newsagents/convenience store and takeaway. Within a few minutes' drive is the A590 trunk road with access to Dalton in Furness, Barrow in Furness, Ulverston and beyond. The A595 just off where the property is situated, is the main road to the West Coastal route and Sellafield. Early inspection of this fantastic property is highly recommended.



Accessed through PVC door into:

ENTRANCE VESTIBULE

Entrance door, modern décor with cornicing and dado rail.
Door to:

HALLWAY

Modern décor with cornicing, dado rail and radiator. Access to dining room, three bedrooms and shower room.

DINING ROOM

9' 9" x 9' 9" (2.98m x 2.97m)
Radiator, uPVC triple glazed windows to side and door to kitchen. Open to:

LOUNGE

11' 9" x 12' 8" (3.58m x 3.86m)
Two uPVC double glazed windows to front and side. Coal effect living flame gas fire with stone effect surround and radiator.

KITCHEN

8' 7" x 10' 0" (2.62m x 3.05m)
Fantastic kitchen fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric double oven, gas hob, extractor hood and plumbing for washing machine. UPVC triple glazed window to rear and door to:

REAR VESTIBULE

External door to rear garden and space for undercounter fridge. Wall mounted combination boiler for heating and hot water systems and open doorway to:

UTILITY AREA

Space for fridge/freezer and condensing dryer.

BEDROOM

9' 10" x 12' 11" (3m x 3.94m)
Fitted double wardrobe, uPVC double glazed window to front and radiator.



BEDROOM

8' 9" x 12' 4" (2.67m x 3.76m)
UPVC double glazed window to rear with some fine views.
Fitted double wardrobe and radiator.

BEDROOM

8' 8" x 7' 8" (2.64m x 2.34m)
Radiator, fitted double wardrobe and uPVC double glazed window to rear.

SHOWER ROOM

Luxury three piece suite comprising of WC, wash hand basin and shower with glazed door. Vanity units, heated towel rail, tiling to walls and uPVC double glazed window to rear.

EXTERIOR

Driveway with ample off-road parking extending to garage and front entrance door. Well established gardens to front, side and rear laid mostly to lawn with mature flower borders, established trees, and patio. Two side aspect accesses and some outstanding views.

GARAGE

15' 11" x 12' 2" (4.85m x 3.71m) max
Up'n'over door, light and power points and window to side alongside pedestrian door.

