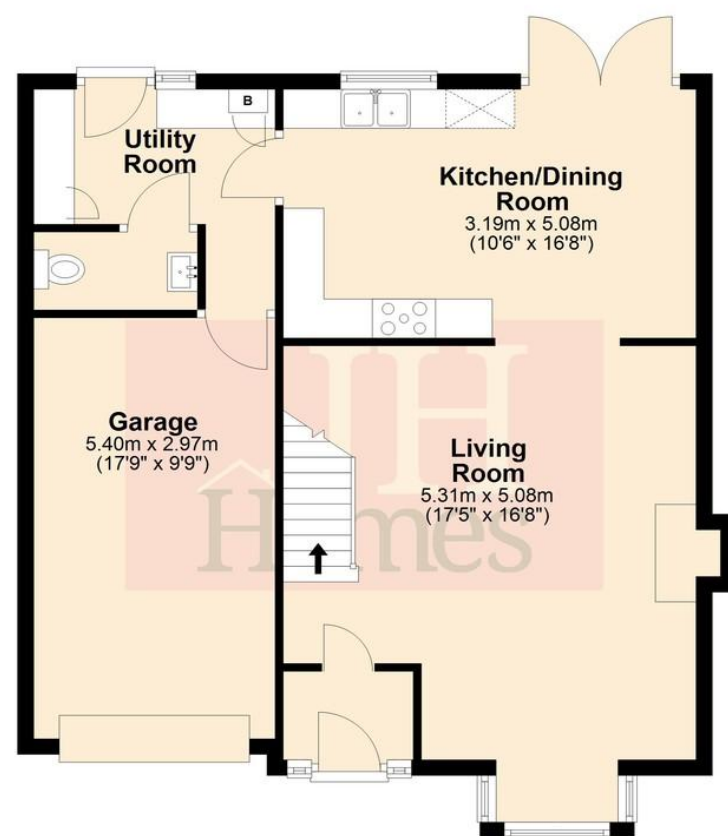
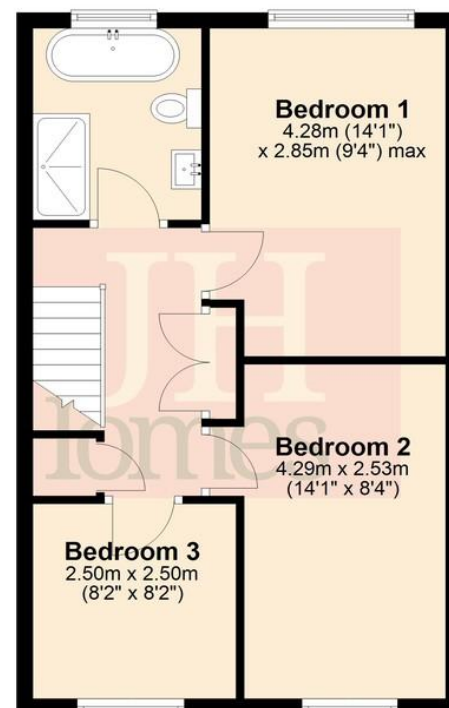


Ground Floor
Approx. 70.4 sq. metres (758.3 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 114.4 sq. metres (1231.0 sq. feet)

DIRECTIONS

Leaving Ulverston along the A590 head towards Dalton, at the first roundabout at the top of Melton Hill take the second right and continue following the road until the next roundabout. Then take the third exit heading towards Askam. Follow the road along turning left after the brickworks into Lots Road, continue along the road and around the sharp right-hand bend. Turn immediately left onto New Road then take the second right onto Parklands Drive. Take your second left into Caspian Road and first right into Plover Close.

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

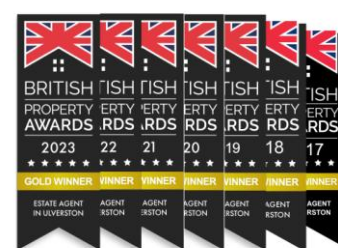
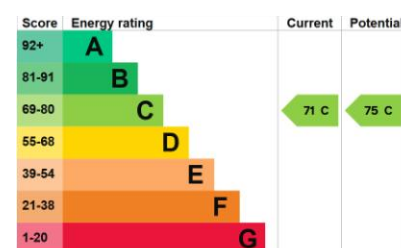
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

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.



£320,000



1



3



1



GARAGE & PARKING

**7 Plover Close, Askam-in-Furness,
LA16 7HR**

For more information call **01229 445004**

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

A superb, executive three-bedroomed link-detached family home situated towards the head of a quiet Cul de sac with parking, garage, enclosed rear garden and built by Price & Clews on the hugely popular Parklands Estate Circa 1997. The property has since been significantly upgraded by the current owners which would be fully appreciated upon recommended viewing, including bespoke kitchen with appliances, replacement luxury bathroom (4-piece) with underfloor heating, replacement uPVC double glazing and entrance door, Parquet flooring, solid oak doors, carpets and contemporary decoration with LED lighting throughout. Occupying an attractive position this modern, very well-presented home benefits from spacious accommodation comprising of entrance vestibule, open lounge with wood burner, kitchen/dining/family room with French style double glazed double doors and access to rear garden, replacement utility room housing the condensing boiler for heating and hot water systems, modern cloaks/WC, three double bedrooms and a four-piece family bathroom. Externally there are lawned gardens to the front and rear, driveway and integral garage with electric roller door. Further benefits from uPVC double glazing, gas central heating system and is situated in a popular residential estate in Askam in Furness with the beach, schools, train station and shops close by. The location offers convenient access to Village amenities and the towns of Barrow-in-Furness, Dalton and Ulverston. Viewing is essential.



Accessed through PVC door into:

ENTRANCE VESTIBULE

Entrance door with matching glazed panels. Door to:

LOUNGE

17' 5" x 16' 8" (5.31m x 5.08m)
Closed room heater set on slate plinth with wooden mantle, space above for wall mounted flat screen TV, modern contemporary decoration and Parquet flooring. Two radiators, uPVC double glazed bow window and stairs to first floor. Open double doorway to:

KITCHEN/DINING/FAMILY ROOM

10' 6" x 16' 8" (3.2m x 5.08m)
Fitted with a range of base, wall and drawer units with granite worktop over incorporating Double Belfast style sink with mixer tap and splash back tiling. Double oven, microwave, 5-ring induction hob and extractor hood. Space for American style fridge/freezer and dining table. Parquet flooring, feature brick

set wall with radiator and uPVC double glazed window to rear. French style double glazed double doors to rear garden and door to:

UTILITY ROOM

9' 7" x 9' 5" (2.94m x 2.88m) (including Cloaks/WC)
UPVC double glazed window to rear, radiator, plumbing for washing machine and space for dryer. Matching broom cupboard and double base unit as kitchen, granite effect work top and wall cupboard housing combination boiler for heating and hot water systems. Wine cooler, uPVC external door to rear garden and fire door to garage. Door to:

CLOAKS/WC

Extractor fan and modern two-piece suite comprising of WC and wash hand vanity basin.

FIRST FLOOR LANDING

Over stairs storage cupboard plus storage/airing cupboard. Doors to all bedrooms and bathroom.



BEDROOM

14' 1" x 9' 4" (4.29m x 2.84m) max
Radiator and uPVC double glazed window to rear.

BEDROOM

14' 1" x 8' 4" (4.29m x 2.54m)
UPVC double glazed window to front and radiator.

BEDROOM

8' 2" x 8' 2" (2.50m x 2.50m)
Radiator and uPVC double glazed window to front.

BATHROOM

Modern four piece suite in white comprising of WC, vanity wash hand basin, slipper bath with mixer tap and shower plus walk-in shower cubicle. Tiling, heated towel rail, underfloor heating and uPVC double glazed window to rear.

EXTERIOR

Set on a good-sized walled plot with parking and lawned front garden. Enclosed rear garden with patio areas.

GARAGE

17' 9" x 9' 9" (5.41m x 2.97m)
Light and power points and electric roller door.

