

FREEHOLD



15 IRELETH COURT ROAD, ASKAM-IN-FURNESS, LA16 7EN

£325,000

FEATURES

- | | |
|-----------------------------------|----------------------------------|
| Superior Detached Bungalow | Detached Garage |
| Three Bedrooms, Bathroom & WC | Cul-De-Sac Location |
| Gas CH System & uPVC DG | Kitchen/Dining Room |
| Plot With Ample Parking & Gardens | Suitable For A Variety Of Buyers |
| Hallway & Lounge With Wood Burner | Early Inspection Advised |



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Garage,
Off Road
Parking



Excellent detached bungalow situated in a quiet cul-de-sac, just moments away from picturesque beaches, rural walks and close to amenities, primary school and transport links. The property would be suitable for a variety of buyers set in spacious grounds with driveway for several vehicles, detached garage and enclosed rear garden with patios. The accommodation comprises of entrance hallway, spacious lounge, kitchen/dining room with integral appliances, three bedrooms, bathroom and separate WC. There is extensive driveway parking giving access to the garage and low maintenance gardens to the side and rear with some privacy. With gas central heating system and uPVC double glazing as well as a good standard of internal presentation, this excellent home is recommended for early viewing. The location offers convenient access to village amenities and the towns of Barrow-in-Furness, Dalton and Ulverston.

Accessed through PVC door into:

ENTRANCE HALL

Entrance door, storage cupboard and door to:

HALLWAY

Storage cupboard and access to all rooms (except kitchen/dining room).

LOUNGE

13' 8" x 12' 5" (4.17m x 3.78m)

Closed room heater/wood burner with wooden mantle and plinth. Two radiators and uPVC double glazed window to rear.

Open to:

KITCHEN/DINING ROOM

18' 8" x 8' 11" (5.69m x 2.72m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink with drainer and splash back tiling. Gas hob, electric oven, extractor hood and radiator. Space for fridge and dining table, plumbing for washing machine and uPVC double glazed window to side. Complete with uPVC French style double glazed door to rear garden.

BEDROOM

10' 11" x 12' 11" (3.33m x 3.94m)

UPVC double glazed window to front and radiator.

BEDROOM

9' 1" x 9' 1" (2.77m x 2.77m)

Radiator and uPVC double glazed window to side.

BEDROOM

10' 10" x 8' 6" (3.3m x 2.59m)

UPVC double glazed window to front and radiator.



BATHROOM

Modern two-piece suite in white comprising of wash hand basin and bath with shower above. Tiling and uPVC double glazed window to side.

WC

Matching one-piece suite and uPVC double glazed window to side.

EXTERIOR

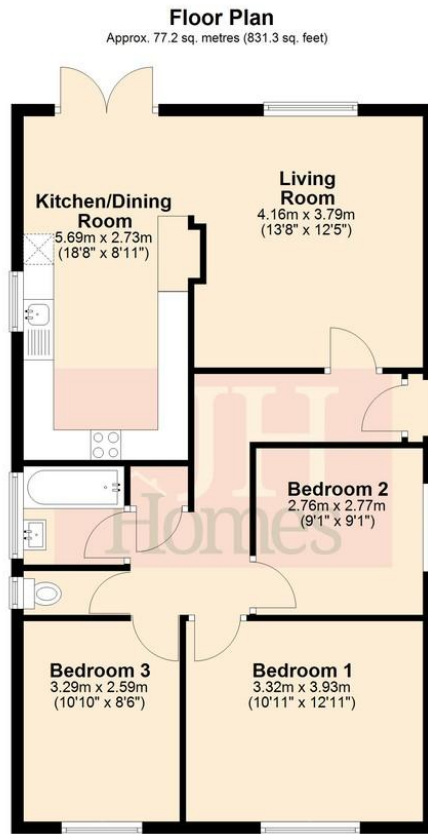
The property is set on a good-sized plot with ample parking to the front and enclosed rear garden laid mostly to lawn with flagged and block paved patios. Can be accessed via both sides of property.

GARAGE

16' 4" x 9' 4" (4.98m x 2.84m)

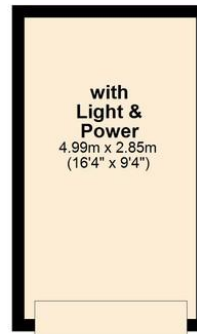
Up 'n' over door and light and power points.





Total area: approx. 91.5 sq. metres (984.4 sq. feet)

Garage
Approx. 14.2 sq. metres (153.1 sq. feet)



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Askam via Duddon Road/A595 from Dalton By-pass roundabout with Askam train station on your left and CJS Car Sales on your right, continue to the right around the bend into Ireleth Road. Take your first left into Saves Lane and your first left into Ireleth Court Road.

The property can be found by using the following "What Three Words":

<https://w3w.co/envy.dignity.clipboard>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

