

34 Ireleth Road, Askam in Furness, LA16 7DJ

**DIRECTIONS:**

On entering Askam-in-Furness from the direction of Dalton-in-Furness where the road sweeps round to the right and the railway crossing is to your left. Continue along this road for a short distance. The property can be found on the right hand side identified by our "For Sale" board.

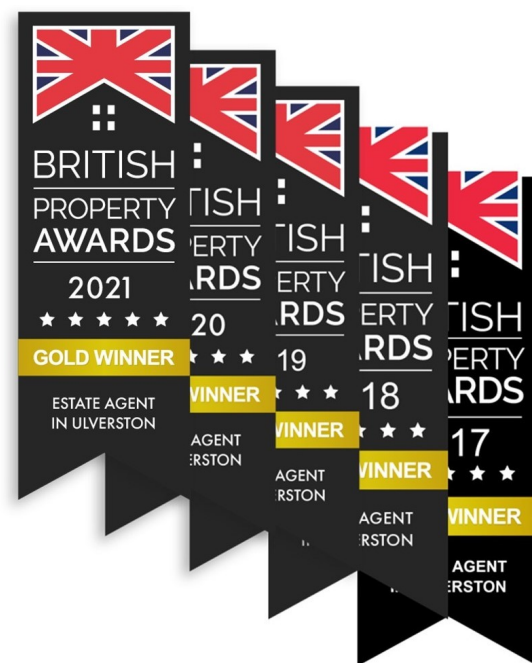
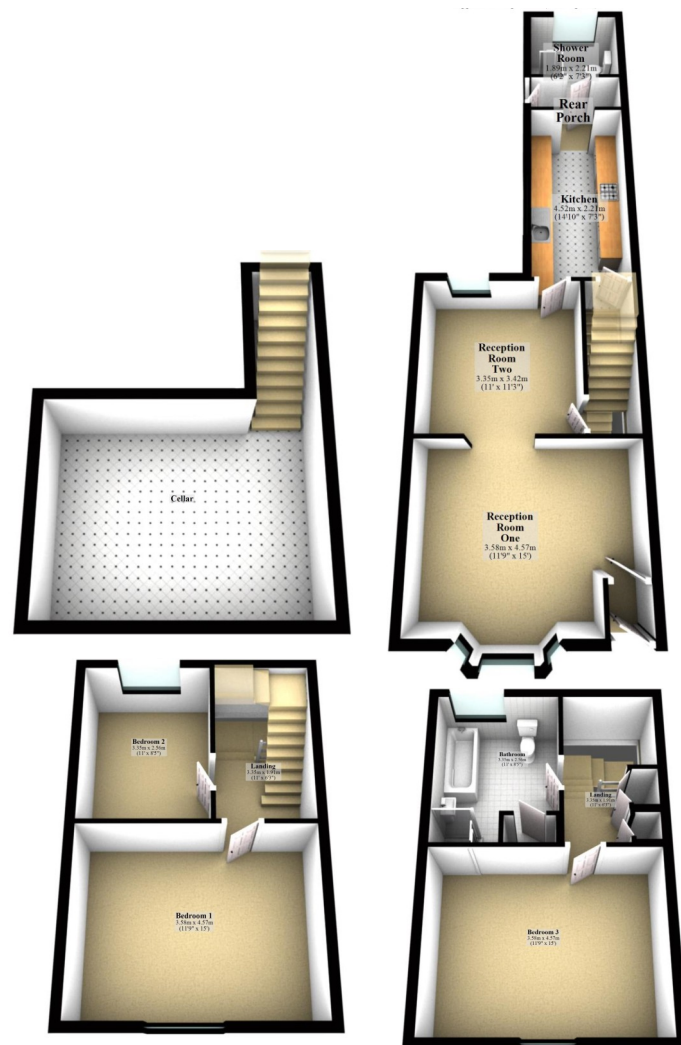
**TENURE: Freehold**

**COUNCIL TAX: Band B**

**LOCAL AUTHORITY: Barrow Borough Council**

**SERVICES:** Mains drainage, gas and electricity are all connected.

**Viewing strictly through J H Homes.**



**Estate Agency Act 1979**

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**Three bedroom mid terraced house with  
views and rear garden.  
FOR SALE £175,000**



**34 Ireleth Road, Askam in Furness, LA16 7DJ**

Well appointment three bedroom mid terrace family home with both front lounge and dining room. Offering good sized rooms with views towards the Lakeland hills to the front, modern kitchen and family four piece bathroom suite, seeing really is believing. Some internal features are present, such as a multi fuel stove, bay window and ample storage. The property also comes complete with a further downstairs shower room and cellar. The outside space has been tended to over the years and yet still offers the ability for a green fingered buyer to put their stamp on it. Having double gates for access from the rear street there could also be parking created if required. All in all this property which is situated in a sought after village location would be suitable for a number of buyers.

**For more information call 01229 314049 or 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

**EPC Rating: D**



**34 Ireleth Road, Askam in Furness, LA16 7DJ**

The property is entered through a PVC door with double glazed, decorative, opaque, glazed inserts.

**PORCH**

Space for coats, decorative walls and wooden door with glazed, opaque inserts leading into:

**LOUNGE**

11' 9" x 15' 00" (3.58m x 4.57m)

Multi fuel stove set to hearth with stone decorative mantel above, recesses to either side and bay window to front. Central ceiling light and radiator. Open archway to:



**DINING ROOM**

11' 0" x 11' 3" (3.35m x 3.43m)

UPVC double glazed window to the rear, recess, radiator and central ceiling light. Doors lead to both the stairs and the kitchen.



**KITCHEN**

14' 10" x 7' 3" (4.52m x 2.21m)

Fitted with a range of soft close, base, wall and drawer units incorporating stainless, steel sink and drainer with mixer tap, integrated under counter fridge, space and plumbing for washing machine,

dryer and dishwasher. Four ring gas hob with cooker hood over, eye level oven and grill, tiled splashbacks and central ceiling light. UPVC double glazed window to side and door with stairs down to cellar.



**REAR PORCH**

Space for coats and further shelf storage. PVC door with opaque, glazed inserts and floor to ceiling opaque double glazed window to side leading to rear.

**SHOWER ROOM**

6' 2" x 7' 3" (1.88m x 2.21m)

Fitted with a three piece suite comprising of corner shower, low level WC and pedestal wash hand basin. Partly tiled, cupboard housing Worcester boiler, ceiling light and radiator. Opaque, UPVC double glazed window to the rear.

**CELLAR**

Stairs lead from the kitchen down to the cellar which offers great additional storage. Window to front, ceiling lights, power and a stone flagged floor.

**FIRST FLOOR LANDING**

Stairs to second floor, radiator and wall light. natural light coming from the second floor window.

**BEDROOM**

11' 0" x 8' 5" (3.35m x 2.57m)

Double room with ceiling rose and central light and radiator. UPVC double glazed window to the rear over looking the garden and rooftops beyond.

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**BEDROOM**

11' 9" x 15' 0" (3.58m x 4.57m)

Good sized double room with triple glazed window to the front offering uninterrupted views towards the Lakeland hills. Picture rail, central ceiling light and radiator.



**SECOND FLOOR LANDING**

Wall light, loft access and triple storage offering shelving. UPVC double glazed window to the rear.

**BATHROOM**

11' 0" x 8' 5" (3.35m x 2.57m)

Four piece, white modern suite comprising of low level, dual flush WC, panelled bath with central mixer tap and shower head attachment, double, walk in shower with rain attachment and separate hand held shower head and sink set to vanity unit offering cupboards under. Cladding to walls for a stylish look, wall mounted, chrome, heated towel rail and modern light up mirror with storage behind. Airing cupboard offering further shelving and storage. Opaque, UPVC double glazed window to the rear.



**BEDROOM**

11' 9" x 15' 0" (3.58m x 4.57m)

Double room with central ceiling light and radiator. UPVC double glazed window to the front with views towards the Lakeland Hills.

**OUTSIDE**

Front—To the front of the property is a stone chipped area and gated, paved walkway to the front door.

Rear—Steps leading from the rear porch, the rear fully enclosed garden offers a paved seating area surround by stone chippings, paved walkway flanked by well established, rockery style borders full of colour and space for both a wood store and plenty of potted plants. The walls are decorated with an in flower Clematis and gorgeous green ivy. Outside tap, light and paved area under the dining room window. Completing the outside space is a set of double gates and pedestrian gate giving access to the rear access lane.

