



36 High Duddon Close

Askam-In-Furness, LA16 7EW

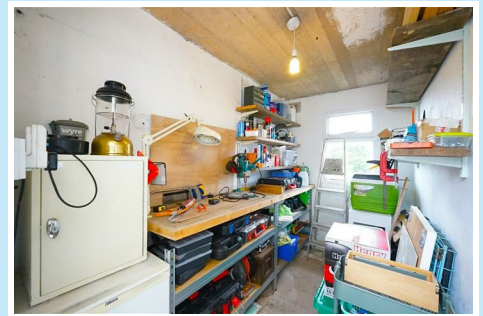
Asking Price £195,000



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Situated in a popular residential location, this spacious semi-detached home is ideal for a wide range of buyers, including first-time purchasers, growing families, and investors. Offering generous accommodation throughout, the property benefits from off-road parking and well-maintained gardens to both the front and rear, providing an excellent combination of comfort, practicality, and outdoor space.

Externally, the front of the property features a decorative pebbled garden with a pathway leading to the front entrance. To the upper street level, a private driveway provides the convenience of off-road parking.

Upon entering the property, you are welcomed into a bright entrance hallway with attractive laminate flooring that continues seamlessly throughout the ground floor, creating a modern and practical living space. Stairs rise to the first floor, while doors provide access to the principal reception rooms. Positioned to the front of the property is the spacious reception room, offering an ideal setting for both relaxing and entertaining with ample space for a range of furnishings.

To the rear, the dining room provides plenty of room for a family dining table and enjoys views over the garden. Sliding patio doors flood the room with natural light and provide direct access to the rear garden, making it an excellent space for indoor-outdoor living during the warmer months. The kitchen has been fitted with a range of shaker-style wall and base units, offering generous storage and worktop space. Integrated appliances include a four-ring gas hob with a single electric oven beneath, while there is additional space for further white goods to suit your needs.

The first floor is fully carpeted throughout and comprises three well-proportioned bedrooms. There are two generous double bedrooms, both offering ample space for freestanding furniture, alongside a good-sized single bedroom that would be ideal as a child's room, nursery, home office or dressing room.

Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a WC, pedestal wash hand basin and panelled bath with an overhead shower attachment.

The enclosed rear garden has been designed with both relaxation and practicality in mind, beginning with a paved patio seating area, perfect for outdoor dining and entertaining, before extending onto a generous lawn, offering plenty of space for children to play or keen gardeners to enjoy.

Reception

12'0" x 12'5" (3.67 x 3.80)

Dining Room

9'4" x 9'1" (2.86 x 2.77)

Kitchen

8'10" x 9'0" (2.71 x 2.75)

Bedroom One

12'5" x 9'8" (3.80 x 2.95)

Bedroom Two

12'7" x 8'11" (3.86 x 2.72)

Bedroom Three

8'9" x 7'10" (2.68 x 2.40)

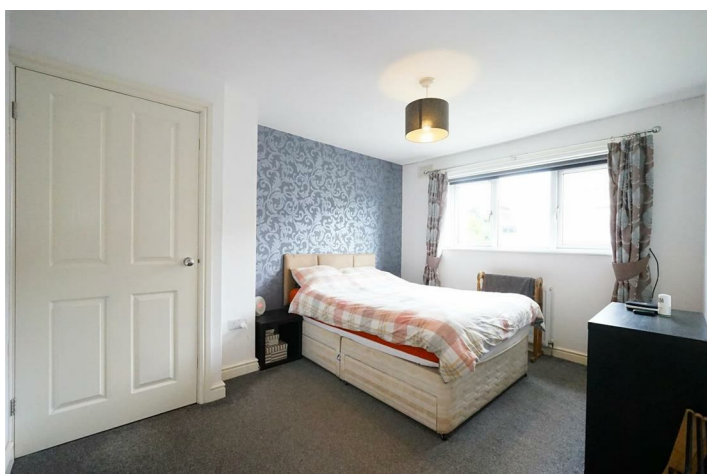
Bathroom

5'4" x 6'7" (1.65 x 2.02)

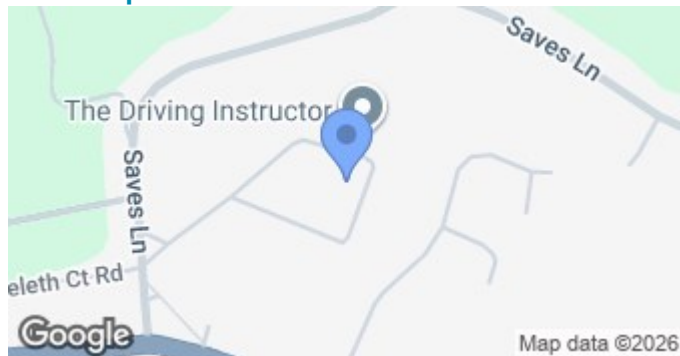


- Ideal For A Range Of Buyers
- Garden To Front And Rear
- Spacious Accommodation
- Council Tax Band - A

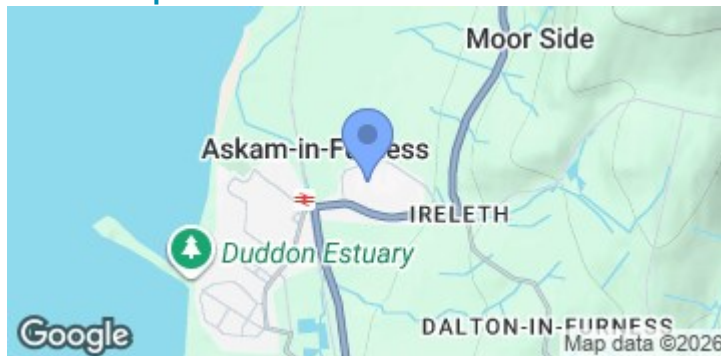
- Off Road Parking
- Popular Residential Location
- Double Glazing
- Gas Central Heating



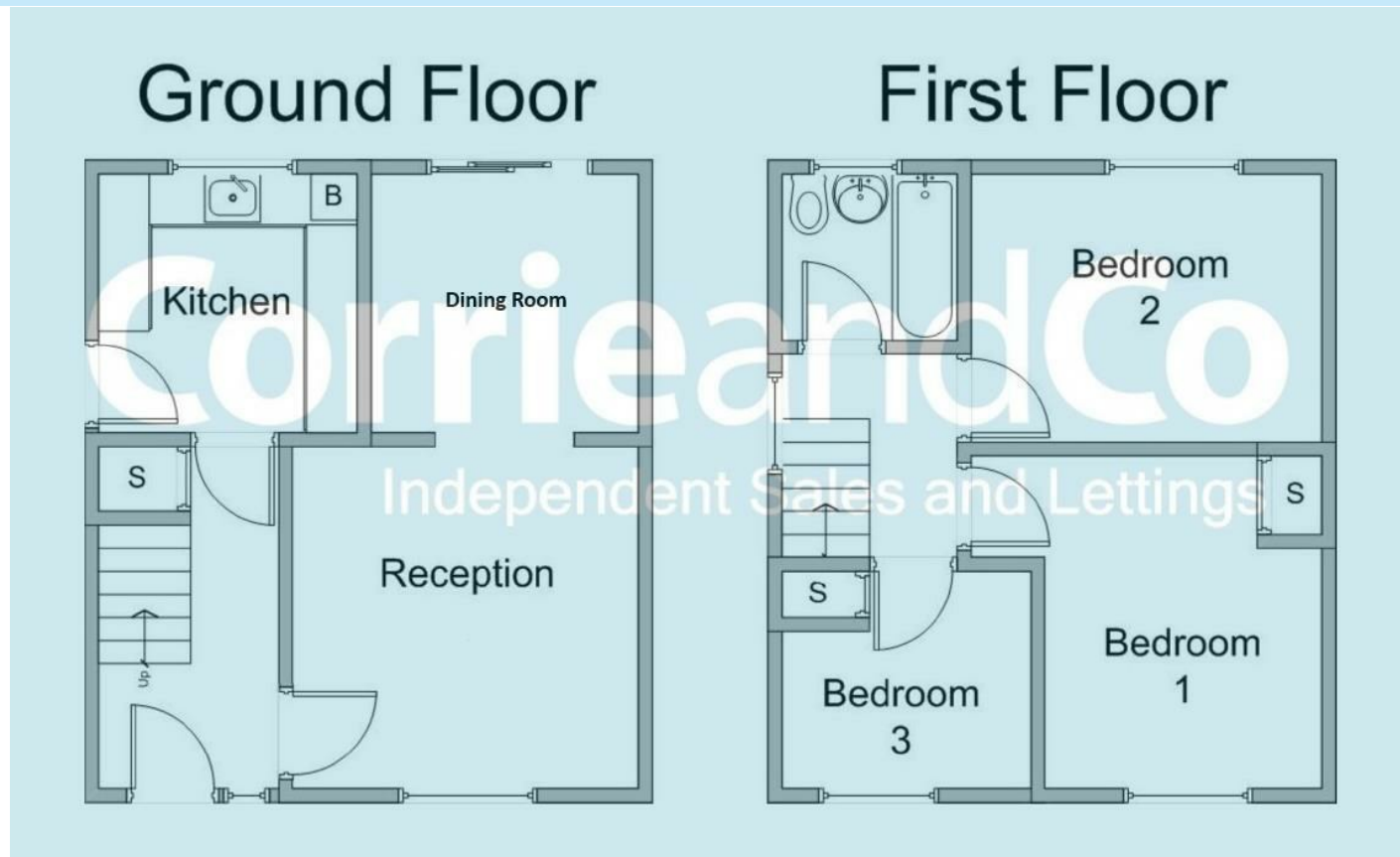
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		