

FREEHOLD



6 CASPIAN ROAD, ASKAM-IN-FURNESS, LA16 7HW

£355,000

FEATURES

- Spacious Detached Home
- Popular & Convenient Location
- Past Use Conjoined Living
- Multiple Reception Rooms
- Attractive Kitchen/Diner With Doors To Garden
- Wet/Shower Room & Separate WC
- Four Bedrooms & Family Bathroom
- Parking & Good Level Garden
- Offers Potential For Modernisation & Personalisation
- Good Family Home in Popular Location



 2  2  4  Off Road Parking



A superb opportunity to purchase a substantial detached family home on the popular Parkland Estate within the sought after village of Askam-in-Furness. The property offers a spacious home that has also in the past been used for joint family living, having a ground floor annex. The property has been owned from new, has wood framed double glazing, gas fired central heating system and offers a comfortable spacious home with superb potential for modernisation and personalisation. The accommodation comprises of an entrance porch, hall, WC, lounge, dining kitchen, dining room, second sitting room, ground floor wet room and to the first floor, four bedrooms and family bathroom as well as a spacious landing office area. There is good off-road parking and an enclosed rear garden being safe for children and animals on a level plot with sunny elevations. The property is perfect for a range of buyers but particularly suited to the family purchaser, offering great potential and with early viewing invited and recommended.

Accessed through a wooden pattern glass front door with double glazed side windows. Opening into:

PORCH

Spacious with white decor and a half-glazed pattern glass door with side windows. Opening into:

ENTRANCE HALL

Staircase returning to the first floor with an under-stairs store and radiator behind a decorative cover. Doors to the lounge and WC and has a stairlift fitted.

WC

A useful ground floor facility with a two-piece suite in white comprising of a wall hung wash hand basin with mixer tap and WC with pushbutton flush. Radiator, double-glazed window, modern panelling to the walls and marble patterned flooring.

LOUNGE

14' 2" x 15' 6" (4.32m x 4.72m) max

Well-proportioned family room with a rectangular bay window to the front, with wood framed double glazed windows and fitted blinds. There is a central decorative fireplace with electric flame effect feature and wooden mantle shelf. Complete with light decor, a dado rail and lower papered section. Set of double doors giving access to:

KITCHEN

7' 4" x 18' 6" (2.24m x 5.64m) max

Fitted with a range of base, wall and drawer units with granite effect worktop over incorporating Belfast style sink with grooved drainer, mixer tap and splash back

tiling. Wood block area of surfacing with a round sink, positioned by the window looking onto the rear garden. Gas hob with cooker hood above, double oven and grill, integrated fridge, space for a fridge/freezer and recess and plumbing for a dishwasher and washing machine. The breakfast/dining area also offers an additional seating space with a double-glazed patio door opening to the rear garden. There is a radiator behind a decorative cover and tile effect flooring. Door to:

DINING ROOM

10' 2" x 7' 8" (3.1m x 2.34m)

Double-glazed window looking into the rear garden, radiator and two sets of double door storage cupboards/wardrobes, plus a connecting door to the second sitting room. The room was a bedroom in the past, when this area of the property was used as an annex.

SITTING ROOM

16' 4" x 10' 7" (4.98m x 3.23m)

Good-sized room with pleasant decor and a radiator. Wall mounted electric flame effect fire with floating wooden mantle shelf above, two alcove light points, a cupboard concealing the metres and a double glazed window with blinds to the front. To the rear of the room is a door to the wet room and a further door to:

PORCH

With a door to the front of the property and a window to the side, it offers a useful secondary access to the property.

SHOWER / WET ROOM

Fitted with a three-piece suite comprising of a pedestal wash hand basin, WC and floor drain to the shower area with a Triton electric shower, grab rails and a shower curtain. Full panelling to the walls, fitted nonslip waterproof flooring, panelling to the ceiling, double-glazed pattern glass window with blind and white ladder style towel radiator.

FIRST FLOOR LANDING

From the entrance hall the staircase returns to the first floor with a dark wood-stained new post handrail and spindles. The first landing area is spacious with a double-glazed dormer window, providing a perfect area for a home office study etc. Radiator, door to a useful storeroom and access to the bedroom and bathroom from the main landing. Plus a door to the boiler cupboard housing the Valiant gas boiler for the heating and hot water system.

STORAGE ROOM

6' 7" x 10' 4" (2.01m x 3.15m)

With an electric light point and reduced head height, offers an excellent general storage space.

BEDROOM

15' 1" x 10' 8" (4.6m x 3.25m)

Double bedroom with a double-glazed dormer window to the front offering a lovely aspect beyond the neighbouring bungalows towards Black Combe in the distance. Complete with a high vaulted ceiling, double radiator, two sets of double wardrobes built into the eaves offering good storage and a light woodgrain effect laminate floor.

BEDROOM

8' 6" x 7' 7" (2.59m x 2.31m)

Further double with wood framed double glazed window to the rear, a radiator, woodgrain effect flooring and neutral decor to the walls.

BEDROOM

7' 9" x 7' 8" (2.36m x 2.34m)

Good sized single bedroom with double glazed wood framed window to the front offering a pleasant aspect, plus a radiator.

BEDROOM

7' 10" x 7' 6" (2.39m x 2.29m)

A similarly sized bedroom with a radiator and double-glazed window, again offering a pleasant aspect.

BATHROOM

Fitted with a four-piece suite in white comprising of a panel bath, wash hand basin with mixer tap, WC and an integrated shower cubicle with electric shower. There is tiling to approximately half the walls plus the cubicle, a pattern glass window to the rear, fitted mirror to the wall and a radiator.

EXTERIOR

The property is sat on a generous plot and the front garden is separated by a brick set drive, offering good parking with two areas of lawn and borders around the perimeter with shrubs and bushes. There is a path leading to the side porch and door, and to the far side is gated access leading to the rear garden. The rear garden is level and enclosed, and offers an excellent outside space with lawn, trees, shrubs and bushes including a mature apple tree. There are patio seating areas and an excellent garden storage shed to the side. The garden is an excellent complement to this family home.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

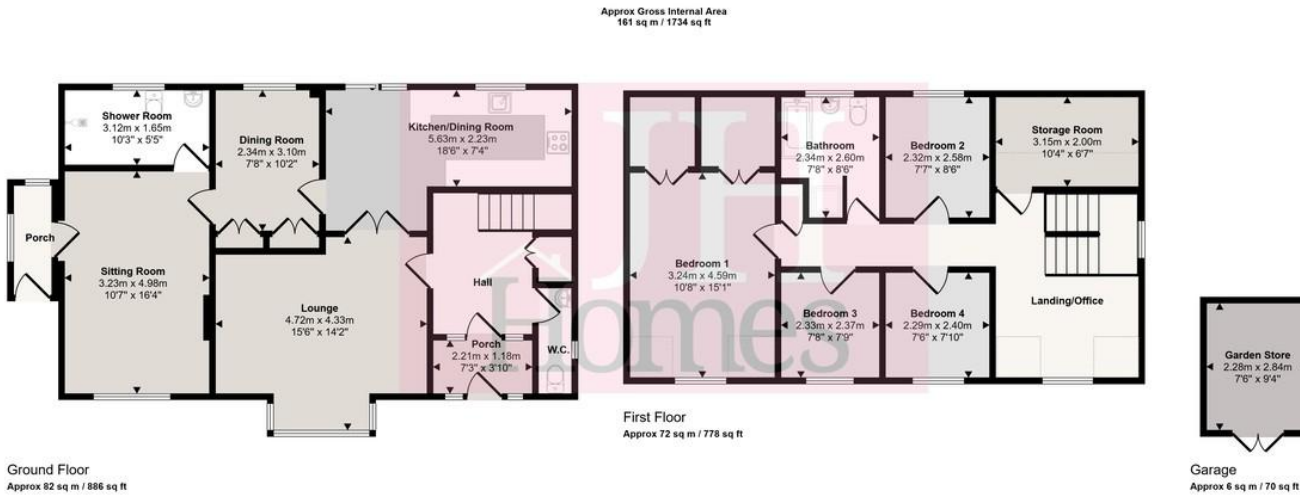
LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Leave Ulverston along the A590 heading 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, 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 second right onto Parklands Drive, follow the road and turn left onto Caspian Road, where the property can be found on the left.

It can also be found by using the following What3Words ref <https://w3w.co/perfected.fame.index>



Ground Floor
Approx 82 sq m / 886 sq ft

Denotes head height below 1.5m

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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.

