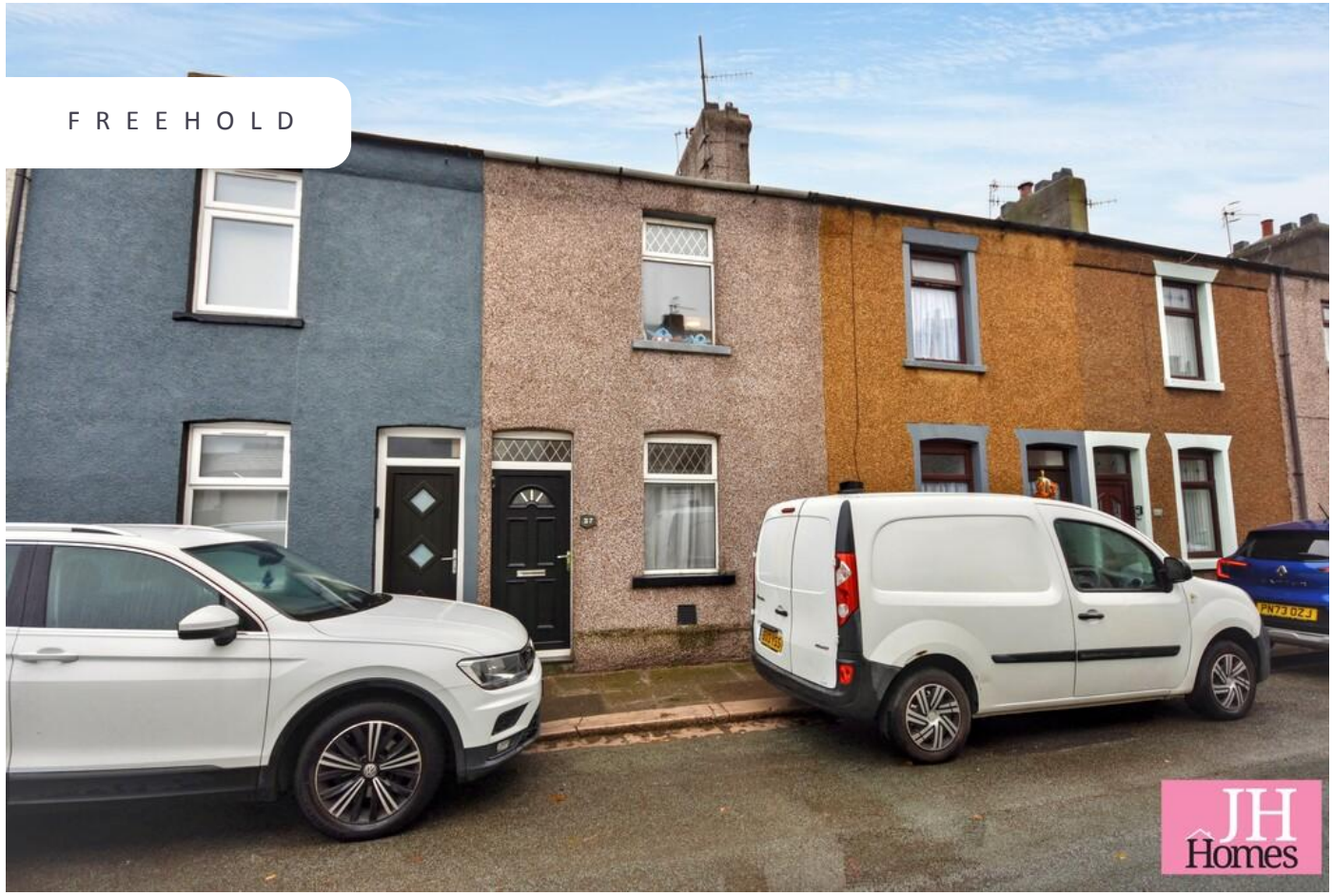
FREEHOLD



37 STEEL STREET, ASKAM-IN-FURNESS, LA16 7BP

£135,000

FEATURES

- Well Presented Mid Terrace
- Suitable For A Variety Of Buyers
- Garden Area & Workshop To Rear
- Open Plan Lounge/Dining Room
- Modern Kitchen
- Two Bedrooms
- Luxury Bathroom
- Close To Amenities, Beach & Station
- Gas CH System & UPVC DG
- Early Inspection Advised





1 | 2 | 2 | Double Garage, Off Road Parking

Charming traditional mid-terrace home, which has been thoughtfully updated to create an appealing blend of character and modern living. Ideally positioned close to the beach in the highly desirable village of Askam-in-Furness, the property offers an excellent opportunity to acquire a beautifully presented home in a popular coastal location. Offering deceptively spacious accommodation which can only be fully appreciated upon internal inspection and comprises of open-plan lounge/dining room and contemporary fitted kitchen to the ground floor with two generous bedrooms and a modern bathroom. Externally the property offers an enclosed rear yard with access to a handy utility area with attached WC and additional patio garden beyond with detached garage/workshop, providing useful outdoor space and storage. Complete with uPVC double glazing and a gas-fired central heating system this modern home is ideally suited to a variety of purchasers, including first-time buyers, couples, young families and investors. Enjoying an enviable coastal position which is within easy reach of the beach, local shops, schools, village amenities and Askam railway station. Combining traditional character with modern comforts and an appealing coastal setting, this delightful home offers an excellent opportunity for those seeking village living close to the sea with early viewing being highly recommended.

Entered through a PVC door with glazed inserts into:

OPEN PLAN LOUNGE/DINING ROOM

23' 11" x 12' 4" (7.29m x 3.76m)

Spacious and well-presented open-plan room, providing an excellent space for both relaxing and entertaining.

Dining Area

Window to front, radiator and open stair divide.

Lounge Area

Multi-fuel stove set within a fireplace with wooden mantle over and hearth, window to rear, radiator and sliding door to:

KITCHEN

8' 9" x 6' 2" (2.67m x 1.88m)

Fitted with a modern range of contemporary black base, wall and drawer units with wood work surface over incorporating inset stainless steel sink and drainer with mixer tap and white metro-style tiled splash backs. Integrated oven and hob with cooker hood over, space for undercounter fridge/freezer and space and plumbing for dishwasher. Side-facing window, glazed external door offers access to the outside and dark tiled flooring.

FIRST FLOOR LANDING

Doors to two bedrooms.

BEDROOM

9' 2" x 12' 4" (2.79m x 3.76m)

Full width double bedroom, radiator and uPVC double glazed window to front.

BEDROOM

12' 4" x 11' 4" (3.76m x 3.46m)

Further double room with uPVC double glazed window to rear and radiator.

BATHROOM

Modern three-piece white suite comprising of panelled bath with glazed shower screen and shower over, pedestal wash hand basin and WC. Dark stone-effect wall tiling, matching tiled flooring, radiator and cupboard housing combination boiler for the hot water and heating system.

EXTERIOR

To the rear, the property benefits from an enclosed outdoor yard with access to a utility room and rear service lane. Across the service road, a garden features a central grass section, paved pathways, timber fencing, block-built boundary wall and access to the garage/workshop.

UTILITY AREA

11' 3" x 7' 2" (3.44m x 2.20m)

Window, light and power and WC.

GARAGE/WORKSHOP

18' 3" x 11' 1" (5.56m x 3.38m)

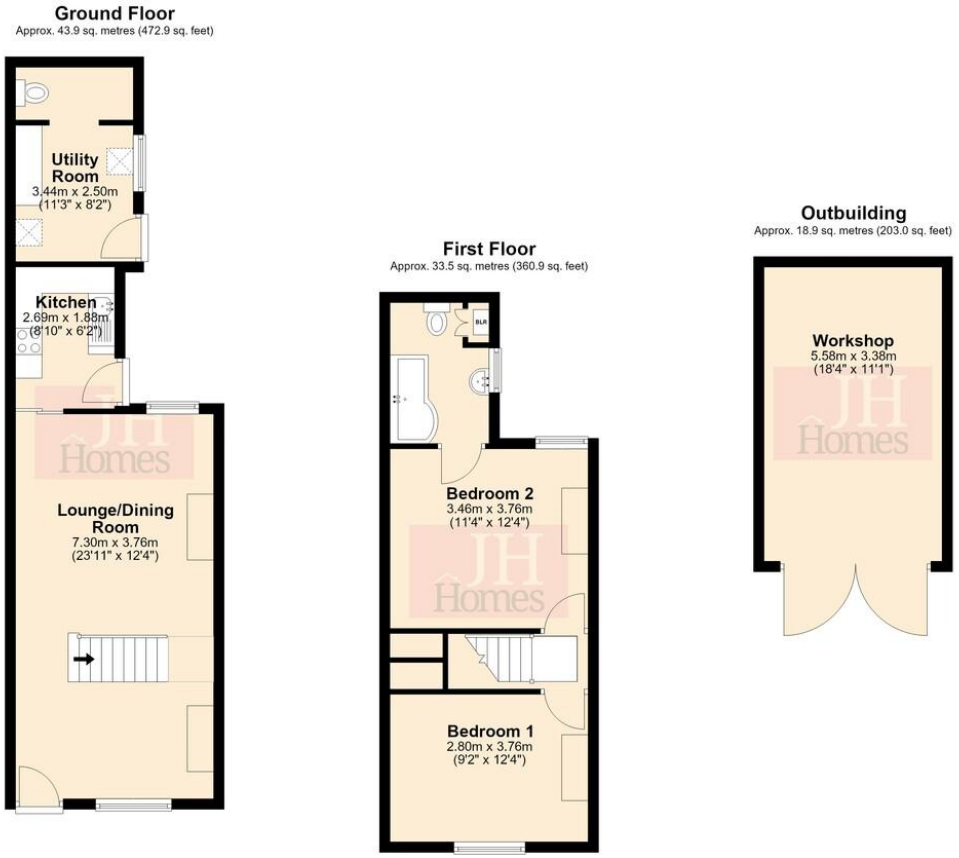
Double doors, light and power.











Total area: approx. 96.3 sq. metres (1036.9 sq. feet)

Call us on

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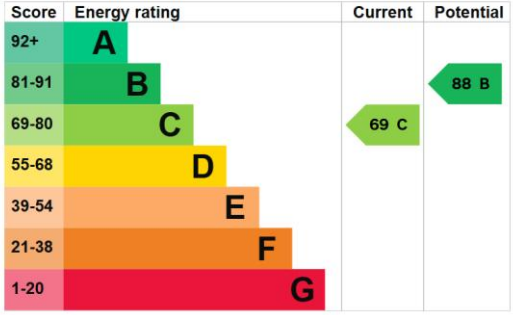
GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services include gas, water, drainage and electric.

DIRECTIONS:

On entering Askam via the A595, passed the brickworks, turning left into Lots Road. Follow the road and take your first left into New Road, turning right into Alexander Place. Take your first left into Steel Street and after a short while the property can be found on your left-hand side. The property can be found by using the following ''What Three Words'' https://w3w.co/spenders.ghost.hood



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.