

FREEHOLD



STATION VIEW, ASKEW GATE BROW, KIRKBY-IN-FURNESS, LA17 7TE

£255,000

FEATURES

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| Fantastic Cottage In Popular Estuary Village | Ground Floor Shower Room |
| Very Well Presented & Appointed Throughout | Two Double Bedrooms Plus Attic Room |
| Used As A Successful Holiday Let | Modern Well-appointed Bathroom |
| Sitting Room With Stove | Off Road Parking & Garden Space |
| Modern Fitted Kitchen & Utility Room | No Upper Chain, Viewing Highly Recommended |



Delightful, modernised cottage property situated in this pleasing location within Kirkby-in-Furness. Having been utilised the last few years as a popular holiday let, the property is presented to a high standard and has a gas fired central heating system, double glazing and with the advantage of off-road parking as well as easily managed garden and seating areas. Comprising of a lounge, kitchen, utility, ground floor shower room, two double bedrooms, family bathroom and developed attic space to create a study/snug. Excellent village location with pub, primary school and views beyond the station over the Duddon Estuary towards Black Combe and beyond. Considered suitable for a range of buyers including those looking for a cosy home and perfect as a second/holiday home. Offered with vacant possession and no upper chain, early viewing is invited and recommended to appreciate this lovely home.

Accessed from the side through a composite door with feature double glazed central leaded pane. Opening directly into:

LOUNGE/DINER

11' 7" x 16' 8" (3.53m x 5.08m)

Fabulous room which is beautifully presented with wood grain effect laminate flooring, feature staircase returning to the first floor with painted handrail, newel post and spindles. Feature central fireplace with an oak effect mantel shelf, slate hearth and log burning stove, uPVC double-glazed window offering a pleasant aspect towards Black Combe over the Duddon Estuary opposite. Radiator, traditional style grey painted door with latch handle and black iron work providing access to an excellent understairs store and a multipaned door provides access to:

KITCHEN

11' 8" x 8' 3" (3.56m x 2.51m)

Fitted with a range of base, wall and drawer units with patterned worktop over incorporating inset ceramic sink with drainer, mixer tap and splash back tiling, plus uPVC double glazed window that

offers a pleasant aspect to the garden. Fitted appliances include built-in double oven at eye level, gas hob with cooker hood over and dishwasher. Complete with useful storage cupboard housing the Worcester gas boiler for the heating and hot water systems with bin storage space under, space for a fridge/freezer, slate tiled floor with electric under floor heating and a radiator.

UTILITY ROOM

4' 5" x 8' 9" (1.35m x 2.67m)

Range of fitted units with matching work surfacing and splashbacks. Built-in washing machine, dryer, coat hooks to wall, under floor heating and a window to the side. Door to:

SHOWER ROOM WC

Tiled shower cubicle with curtain, rail and thermostatic shower, wash hand basin with mixer tap inset to a vanity unit with cupboard under and WC with push button cistern. Underfloor heating and uPVC double glazed window with patterned glass pane and fitted blind.

FIRST FLOOR LANDING

Radiator, access to two bedrooms, bathroom and door to the stairs leading to the loft room, plus a feature circular window.

BEDROOM

7' 11" x 13' 1" (2.41m x 3.99m)

Lovely dual aspect room with windows the front and side, with the front offering a beautiful view beyond the railway station and over the Duddon Estuary with Black Combe beyond. Exposed stone pointed feature wall, radiator, wooden flooring and recess area suitable for wardrobe space etc.

BEDROOM

11' 11" x 9' 10" (3.63m x 3m)

A further lovely double room with wooden flooring and a radiator. Picture uPVC double-glazed window offering a great view beyond the station towards the estuary and Black Combe.

BATHROOM

Fitted with a three-piece suite in white comprising of a panelled bath with glazed shower screen, over bath mixer tap and shower attachment, wash hand basin inset to a vanity unit with storage cupboards under and monobloc mixer tap above, plus WC with push button cistern. Tiled splashback, fitted mirror, wooden flooring, traditional radiator/towel rail combination and inset lights to ceiling.

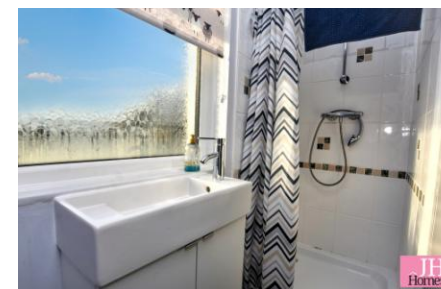
STUDY/SNUG

11' 11" x 13' 1" (3.63m x 3.99m)

With lower head height, that reduces further to the sides, banister rails and spindles around the stairwell, plus exposed beams and Fakro double glazed roof window. Wooden flooring, access to eaves storage and offers a lovely versatile area that is been utilised previously as an additional reception room.

EXTERIOR

Parking accessed through a set of double gates to a single parking area, seating areas with pleasant sunny aspects and a side garden which is laid to lawn with borders to the perimeter. An excellent complement to this lovely property.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: Previously B

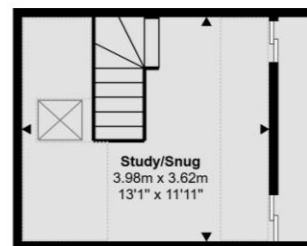
LOCAL AUTHORITY: Westmorland and Furness Council

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

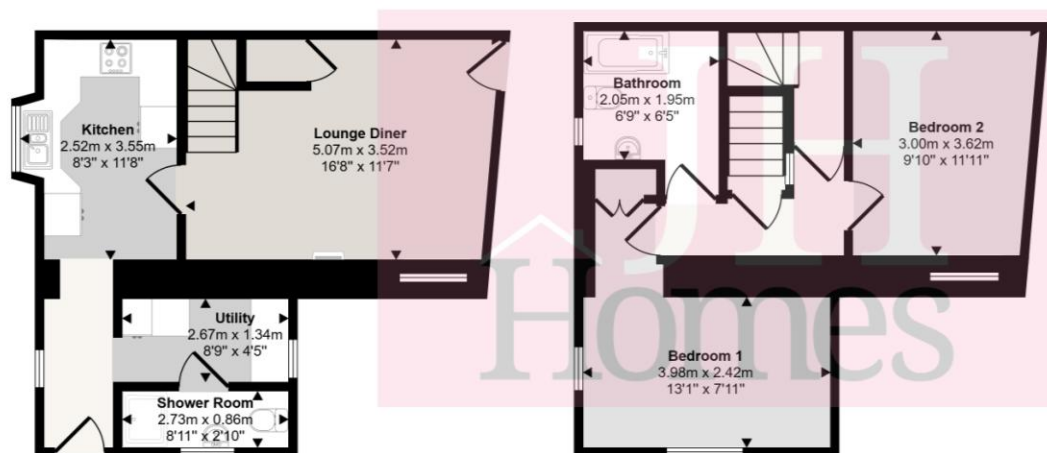
DIRECTIONS:

Proceeding into Kirkby-in-Furness along the A595 take a left hand turn at the Commercial Public House, sign posted to the station. Continue along this road and as the hill drops down towards the station, at the bottom of the hill beyond the Ship Pub, the property is located on the right hand side. It can also be found by using the following "What Three Words" <https://w3w.co/fortunate.fattening.staple>

Approx Gross Internal Area
96 sq m / 1032 sq ft



Second Floor
Approx 17 sq m / 182 sq ft



First Floor
Approx 39 sq m / 424 sq ft

Ground Floor
Approx 40 sq m / 426 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		73 C
55-68	D	63 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.

