

FREEHOLD



31 FURNACE PLACE, ASKAM-IN-FURNESS, LA16 7BU

£150,000

FEATURES

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|---------------------------------------|---|
| Superior Mid Terrace Cottage | Superb Modern Kitchen & Luxury Bathroom |
| Popular Location Next To Beach | Study/Breakfast Area |
| Well Presented & Updated | Three Bedrooms |
| Gas CH System & UPVC DG | Boarded Loft With Roof Window |
| Dining Room & Lounge With Wood Burner | Early Viewing Advised |



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On Road
Parking



Charming traditional mid-terrace home offering an excellent opportunity to acquire a beautifully updated property, ideally situated just moments from the beach in the highly desirable coastal village of Askam-in-Furness. Extended and thoughtfully improved by the current owner, the property offers deceptively spacious and versatile accommodation that can only be fully appreciated upon internal inspection. The well-planned layout comprises of entrance vestibule, attractive dining room, comfortable lounge, fitted kitchen complete with integral appliances, adjoining study area and family bathroom to the ground floor with three bedrooms and access to a loft room by way of a pull down ladder. Further benefits include uPVC double glazing, gas-fired central heating system and fully enclosed rear yard with gated access to the rear communal green. Perfectly suited to a variety of buyers, whether first-time purchasers, young families, couples, or investors seeking a quality addition to their portfolio, this delightful home enjoys an enviable location within easy reach of the beach, local shops, schools, village amenities, and Askam railway station. Combining character, modern comforts, and an exceptional coastal setting, this superb property offers a fantastic lifestyle opportunity. Early viewing is highly recommended to avoid disappointment.

Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Open to:

DINING ROOM

10' 1" x 12' 11" (3.07m x 3.94m)
Wooden style flooring, alcove cupboards, radiator and uPVC Double glazed window to front. Door to:

LOUNGE

14' 7" x 12' 11" (4.44m x 3.94m)
Wood burning stove with brick plinth and wooden mantle, tongue and groove panelling and serving hatch from/open to kitchen. Door to stairs to first floor with under stairs storage, vertical radiator and open to:

STUDY/BREAKFAST ROOM

13' 1" x 5' 5" (3.99m x 1.65m)
Sloping ceiling with LED lighting, three roof windows and external door to rear yard. Open to:

KITCHEN

8' 5" x 5' 11" (2.57m x 1.8m)
Fitted with a modern range of base, wall and drawer units with marble effect worktop over incorporating sink with mixer tap and matching splash backs. Integrated electric oven and gas hob with cooker hood over and space and plumbing for washing machine. Door to:

BATHROOM

Modern three-piece suite comprising of WC, wash hand vanity basin and bath with shower over. Tiling and uPVC double glazed window to side.

FIRST FLOOR LANDING

Doors to all bedrooms and loft access.



BEDROOM

10' 1" x 12' 11" (3.07m x 3.94m)

Double room with radiator and uPVC double glazed window to front.

BEDROOM

11' 4" x 9' 4" (3.45m x 2.84m)

UPVC double glazed window to rear, cupboard housing combination boiler for the hot water and heating system and radiator.

BEDROOM

8' 5" x 5' 11" (2.57m x 1.8m)

Single room with uPVC double glazed window to side and radiator.



EXTERIOR

Yard to rear with outbuilding and access to the rear service lane and common green.



Ground Floor
Approx. 47.4 sq. metres (510.4 sq. feet)



First Floor
Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 82.8 sq. metres (891.2 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include water, gas, electric and drainage.

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, which will eventually lead to Harris Street. Turn right into Furnace Place where 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/reflector.responses.daydreams>
Services

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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.

