

FREEHOLD



SALMON COTTAGE, SAVES LANE, ASKAM-IN-FURNESS, LA16 7EH

£200,000

FEATURES

Pleasant Semi-Detached
Cottage

Highly Popular Village
Location

Requires Some Updating

Asking Price Reflected

Gas CH System & uPVC DG

Entrance Vestibule &
Dining Room

Lounge & Fitted Kitchen

Three Bedrooms & Luxury
Bathroom

Off-Road Parking To Front

No-Chain Involved



1



2



3



Off Road
Parking



A charming and well-presented traditional semi-detached cottage, ideally positioned in the highly sought-after village of Ireleth. This delightful home will appeal to a wide range of buyers, from young families to investors, offering comfortable living accommodation with minimal modernisation required -reflected in its highly competitive asking price. The property benefits from gas central heating system, uPVC double glazing, a modern fitted kitchen, and a stylish four-piece luxury bathroom suite. The accommodation briefly comprises of an entrance vestibule leading into a spacious lounge, a separate dining room, and a contemporary kitchen, with three well-proportioned bedrooms and a modern family bathroom completing the layout. Externally, the property enjoys the added advantage of off-road parking to the front, and is conveniently located within this popular village setting, where a range of local amenities are readily available, including a primary school, regular bus services, Co-op store, railway station, library, convenience shop, and takeaway outlets. The nearby A590 provides easy access to Dalton-in-Furness, Barrow-in-Furness, and Ulverston, while the A595 offers a direct route along the West Coast and towards Sellafield, making the property well placed for both local living and commuting. Early viewing is strongly recommended to fully appreciate the potential and location of this attractive home.

The property is accessed through a PVC door into:	LOUNGE <i>19' 9" x 11' 0" (6.02m x 3.35m)</i> Radiator, understairs storage, two uPVC double glazed windows to the front and rear and stairs to the first floor.	FIRST FLOOR LANDING Provides access to all upper rooms.
ENTRANCE VESTIBULE Entrance door and door to:		BEDROOM <i>11' 9" x 13' 0" (3.58m x 3.96m) max</i> Radiator and uPVC double glazed window to the front.
DINING ROOM <i>9' 11" x 12' 3" (3.02m x 3.73m) max</i> UPVC double glazed windows to the front, radiator and door to kitchen. Door to:	KITCHEN <i>8' 0" x 11' 3" (2.44m x 3.43m)</i> Fitted with a range of base, wall and drawer units with wood grain worktop over incorporating sink with drainer and splash back tiling. Electric oven, gas hob, extractor hood, plumbing for a washing machine, space for fridge and a uPVC double glazed window to the rear.	BEDROOM <i>11' 3" x 10' 10" (3.43m x 3.3m)</i> UPVC double glazed window to the front and radiator.



BEDROOM

7' 11" x 11' 9" (2.41m x 3.58m)

Radiator and uPVC double glazed window to the rear with some fine views.

BATHROOM

Luxury four-piece suite comprising of WC, wash hand basin, bath and shower with glazed door. Tiling to the walls and uPVC double glazed window to the rear.

EXTERIOR

Off-road parking extending to the front entrance door.



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01229 445004

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

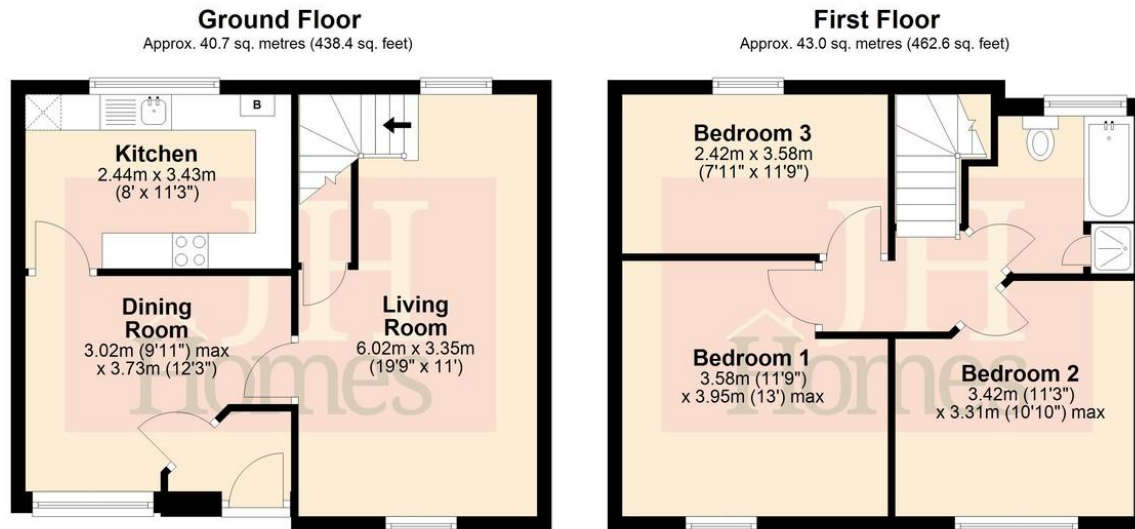
LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Head towards Askam in Furness via the A595 and drive down the hill passing the brickworks. Continue down the road until you enter the 30mph speed limit. As you reach Askam with the car sales garage to your right and the railway crossing on the left, follow the road round the right-hand bend and then take the first turn on the left into Saves Lane. Follow this road and you will see the property on the left-hand side identified by a pink JH Homes 'For Sale' sign. The property can be found by using the following 'What Three Words':

<https://w3w.co/happy.bluffing.meanings>



Total area: approx. 83.7 sq. metres (901.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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.

