

FREEHOLD



# 6 ESTUARY PARK, ASKAM-IN-FURNESS, LA16 7JA

## £180,000

### FEATURES

Realistically Priced Family  
Semi-Detached

Rare Purchase Opportunity

Requires Some  
Modernisation

Asking Price Reflected

Gas CH System & UPVC DG

Lounge & Kitchen/Dining  
Room

Three Bedrooms &  
Bathroom

Gardens Front & Rear &  
Detached Garage

Ample Off-Road Parking

No-Chain Involved



1



1



3



Garage,  
Off Road  
Parking



Situated in a highly sought-after residential location, this three bedroom semi-detached family home enjoys pleasant open views to the rear and offers an excellent opportunity for purchasers looking to create a home tailored to their own tastes and requirements. Occupying a generous plot, the property boasts front and rear gardens, providing ideal spaces for outdoor relaxation, entertaining and family enjoyment. Owned by the same family since new, this well-cared-for home now presents an exciting opportunity for a new owner. While some cosmetic updating and modernisation would be beneficial, this has been sensibly reflected in the realistic asking price, offering excellent value for those wishing to add their own style and potentially enhance the property's value. Benefiting from uPVC double glazing and gas central heating system, the accommodation comprises of entrance vestibule, spacious and welcoming lounge, generous kitchen/dining room, rear porch, three well-proportioned bedrooms and family bathroom. Externally, the property continues to impress with attractive lawned gardens to both the front and rear, providing plenty of outdoor space for children to play or keen gardeners to enjoy plus an extensive driveway and detached garage completing this appealing family home. Conveniently positioned within this ever-popular residential development, the property is ideally placed for a wide range of local amenities, including well-regarded schools, shops, regular bus services, the train station and the nearby beach. Excellent transport links provide easy access to Barrow-in-Furness, Dalton-in-Furness and the historic market town of Ulverston. Offering fantastic potential, generous outdoor space and an enviable location, this is a wonderful opportunity for first-time buyers, families and investors alike. Early viewing is strongly recommended to fully appreciate the accommodation, potential and superb position on offer.

Entered through a PVC door with glazed inserts into:

**ENTRANCE VESTIBULE**

Door to lounge and stairs to first floor.

**LOUNGE**

17' 4" x 11' 4" (5.28m x 3.45m)

Gas fire with feature surround, under stairs storage, uPVC double glazed window to front and radiator. Door to:

**KITCHEN/DINING ROOM**

9' 6" x 14' 9" (2.9m x 4.5m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and recess tiling. Integrated electric oven and gas hob with extractor hood over. Space and plumbing for washing machine, space for under counter fridge and cupboard housing combination boiler for the hot water and heating system. UPVC double glazed window to rear and door to:

**REAR PORCH**

PVC external door with matching side pane to rear garden.

**FIRST FLOOR LANDING**

Storage cupboard and access to all upper room.

**BEDROOM**

16' 3" x 8' 2" (4.95m x 2.49m)

Double room with uPVC double glazed window to front.

**BEDROOM**

11' 0" x 8' 2" (3.35m x 2.49m)

Good sized single room with uPVC double glazed window to rear with views and radiator.



## BEDROOM

8' 6" x 6' 1" (2.59m x 1.85m)

Double glazed window to front and radiator.

## BATHROOM

Modern three-piece coloured suite comprising of WC, wash hand basin and bath with shower over. UPVC double glazed window to rear.

## EXTERIOR

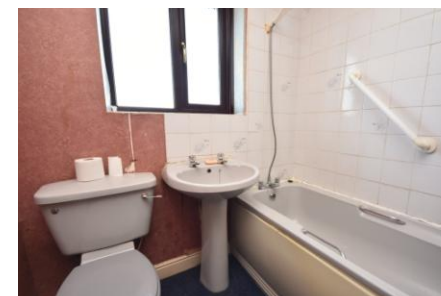
Set on a good-sized plot with ample parking and lawned gardens to the front and rear.

Driveway extending to garage with access to front and rear doors.

## GARAGE

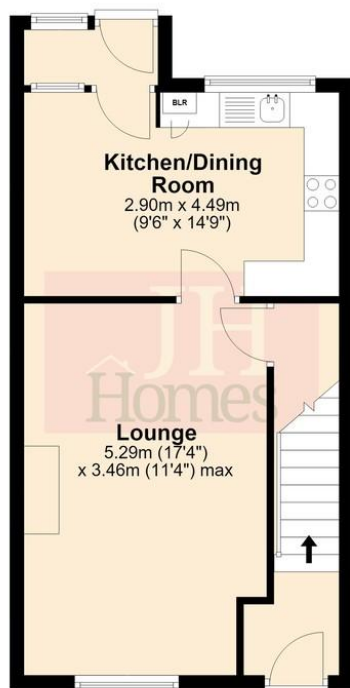
17' 0" x 9' 3" (5.18m x 2.82m)

Up and over door.



### Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



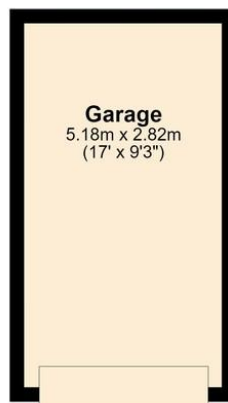
### First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



### Ground Floor

Approx. 14.6 sq. metres (157.2 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 sq. feet)

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### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

### DIRECTIONS:

Leaving Ulverston along the A590 heading towards Dalton. At the first roundabout at the top of Melton Hill take second right and continue following the road until the next roundabout, take the third exit heading towards Askam. Follow the road and before the right-hand bend turn left over the railway crossing into Duke Street and immediate right into Duddon Road. Follow the road toward the beach and take the last turning on the left into Estuary Park with the property being found on your right-hand side. The property can be found by using the following "What Three Words"

<https://w3w.co/intensely.dragonfly.nipping>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 78 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.

