

# CorrieandCo

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## North West Corner Greenscoe

Askam-In-Furness, LA16 7HE

Offers In The Region Of £330,000



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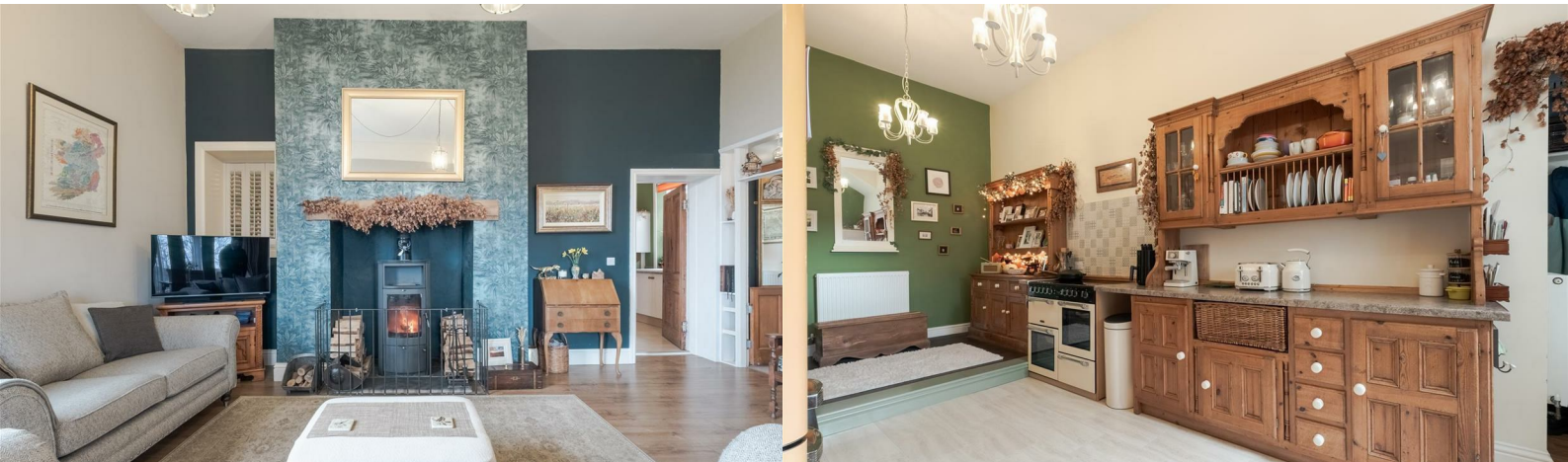
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# North West Corner Greenscoe

Askam-In-Furness, LA16 7HE

**Offers In The Region Of £330,000**



*Nestled in Greenscoe just off the charming village of Askam, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. With incredible interior taste, a large rear garden, quiet living and an attached garage, the property has plenty to offer. It's picturesque location benefits from still being within a stones throw of the local amenities that Askam and Dalton offer.*

This exceptionally spacious and well-presented home offers a perfect balance of functional family living and generous social spaces across two impressively proportioned floors. Upon entering, you are welcomed into a long kitchen, with plenty of worktop space and cupboard space, the kitchen facilitates all and any culinary needs. From the kitchen, you move forth into the lounge at the heart of the property, featuring a beautiful log burner and providing an ideal setting for entertaining guests. From the lounge, access to the stairs. At the rear of the property, the dining room provides amazing views and the sliding glass doors open onto a decking overlooking the rear garden. Practicality is a key feature of the ground floor, a separate utility room helps to keep laundry out of sight as well as a downstairs toilet and washbasin for ease of access for guests.

Moving up to the first floor, a central landing connects the bedrooms and the main bathroom. The property boasts two very generous double bedrooms, with one situated at the front and the other at the rear, both offering ample space for a king-sized bed and additional furniture. Serving the bedrooms is a well-appointed family bathroom, which is complemented by the rare addition of a large wardrobe or dedicated storage room, ensuring the home remains clutter-free and organized.

Stepping outside into the rear garden is where the property really shines. The views are incredible and unmatched. The garden features decking, a small summer house and an elongated garden stretching towards an ideal space for planters. The property also features a garage space perfect for additional storage or to be transformed into a workshop.

## Kitchen Diner

9'10" x 23'3" (3.02 x 7.09 )

## Reception

15'2" x 19'6" (4.63 x 5.96 )

## Dining Room

14'11" x 7'9" (4.55 x 2.37 )

## Utility

5'2" x 8'7" (1.59 x 2.63 )

## Wc

3'1" x 7'9" (0.94 x 2.38 )

## Landing

4'7" x 24'8" (1.40 x 7.52 )

## Bedroom One

11'8" x 14'10" (3.57 x 4.54 )

## Bedroom Two

18'9" x 10'3" (5.74 x 3.14 )

## Bathroom

11'1" x 11'7" (3.40 x 3.54 )

## Cupboard

6'6" x 6'5" (2.00 x 1.97 )

## Detached Garage

13'6" x 13'10" (4.12 x 4.23 )



- Picturesque Location
- Large Rear Garden
  - Log Burner
  - Stunning Views

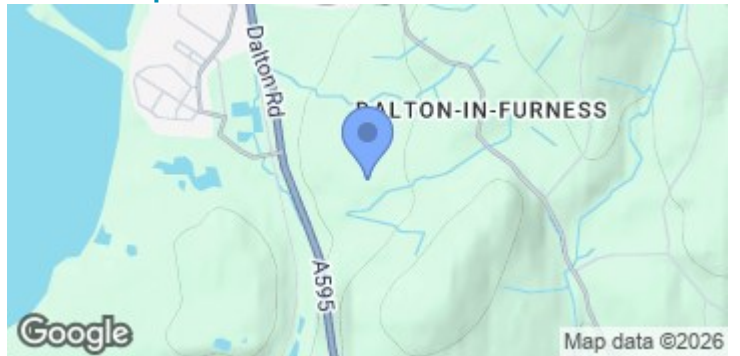
- Close to Askam-In-Furness
  - Attached Garage
  - Council Tax Band - B
  - EPC - F



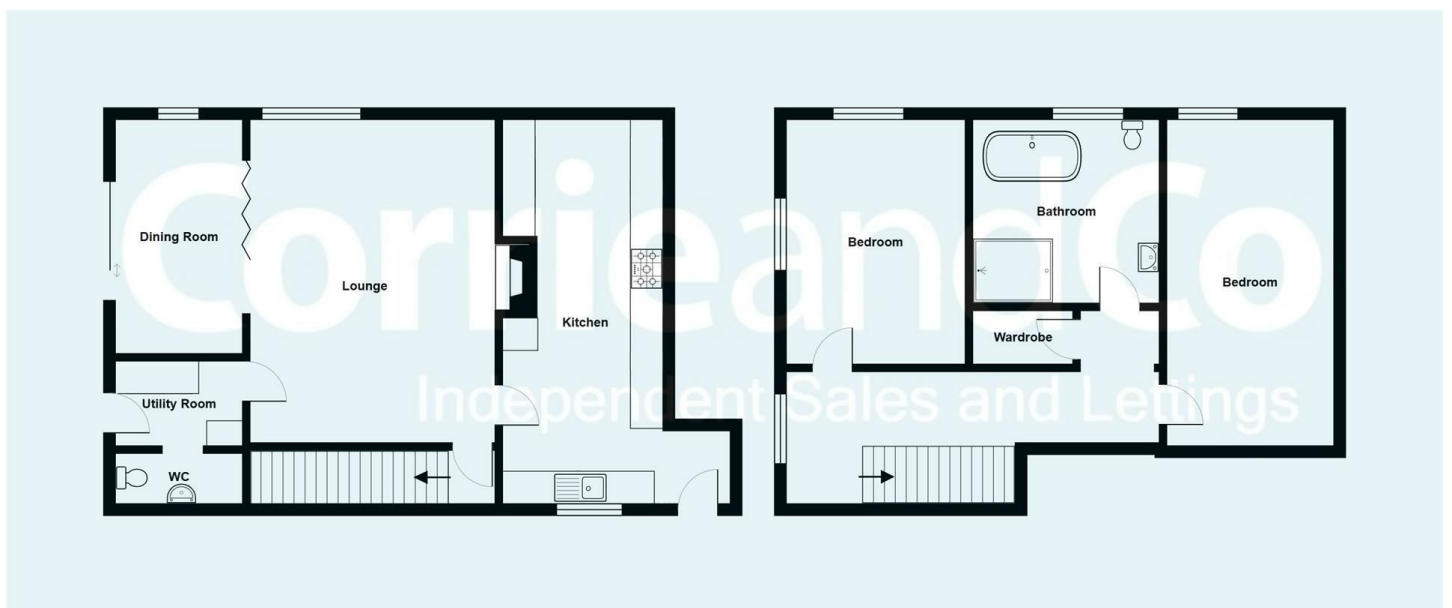
## Road Map



## Terrain Map



## Floor Plan



**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	