

FREEHOLD



38 BLEA BECK, ASKAM-IN-FURNESS, LA16 7DG

£280,000

FEATURES

Lovely Extended Semi
Detached Home

Popular Cul-de-Sac Close To
Village Amenities

Well Presented Throughout

Stylish Kitchen/Diner With
Patio Doors To Garden

Lounge & Snug Off The
Dining Area

Four Good Bedrooms

Modern Bathroom With
Over-Bath Shower

Stylish, Landscaped &
Easily Maintained Garden

Gas CH System & uPVC DG
Making A Comfortable
Home

Early Viewing Invited &
Recommended



1



2



4



Garage,
Off Road
Parking



An excellent four bedroomed extended family home situated towards the head of a cul-de-sac in the popular village of Askam-in-Furness. This exceptional property is beautifully presented throughout with attractive neutral decor and a high standard of fixtures and fittings. It offers accommodation perfect for the family buyer having been extended from the original design and now offering a hall, lounge, kitchen/diner, snug/family room, four bedrooms (main ensuite) and a modern bathroom. The property has a landscaped and easily maintained garden to the rear with quality flagging, artificial grass and a garage to the side with driveway parking. The property benefits from gas central heating system, uPVC double glazing and is considered suitable to a range of buyers including the family purchaser. The location offers convenient access to the local amenities of Askam as well as the nearby railway station. In all an excellent property that will not disappoint with early viewing invited.

This excellent extended family home is accessed through a feature oak shaded PVC double glazed door, with a central oval pane opening into:

ENTRANCE HALL

Attractive space with light neutral décor, stairs to the first floor, radiator and wood grain laminate floor. A modern wooden door with glazed panels opens to:

LOUNGE

13' 9" x 13' 5" (4.19m x 4.09m) max

Lovely spacious room with attractive light décor, feature media wall with a TV bracket and concealed power sockets, and a flush mounted log flame effect electric fire below. UPVC double glazed window to front with blind offering an outlook to the cul-de-sac, radiator and modern wooden door with glazed panes opening to:

KITCHEN/DINER

9' 3" x 16' 7" (2.82m x 5.05m)

Fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating single drainer sink unit with mixer tap and splash back tiling. Appliances include a range cooker with cooker hood above, built-in fridge with a matching

decor panel, and recess and plumbing for a washing machine. Wall mounted glowworm boiler for the heating and hot water systems, wood grain effect laminate flooring, two ceiling light points, including a pendant light point over the dining table, and a uPVC double glazed window with blind in front of the sink looking to rear garden. PVC double glazed patio door opening to the garden from the dining area and door to a useful under stairs storage area, overall an excellent and well-presented room. Open access to:

SITTING / DINING ROOM / SNUG

11' 2" x 7' 11" (3.4m x 2.41m)

Additional area with a continuation of a light attractive decor, TV bracket to the wall with concealed power socket, two uPVC double glazed windows with blinds and a radiator; creating an excellent family area to the rear of the property.

FIRST FLOOR LANDING

From the entrance hall stairs lead to the first floor where the landing provides modern wood doors to the bedrooms and bathroom. It also provides an access point to the partially boarded loft with a drop-down ladder, perfect for use as a storage area.

BEDROOM

13' 1" x 9' 10" (3.99m x 3m)

Generous double with pleasant light décor, radiator and ample space for wardrobes and other furniture around the bed. Complete with uPVC double glazed window to front with a blind.

BEDROOM

10' 2" x 9' 9" (3.1m x 2.97m)

Another double with attractive decor, feature panelling to one wall, radiator, TV bracket to the wall and uPVC double glazed window with blind looking down to the garden and beyond the railway line to the countryside beyond.

BEDROOM

9' 2" x 6' 6" (2.79m x 1.98m)

Situated to the rear of the property and currently used as a dressing room with comprehensive range of open fronted wardrobes and drawers, which may be available by negotiation. Should the wardrobes be removed, this would make an excellent double room with light decor, radiator and uPVC double glazed window offering an excellent aspect beyond the railway line to the countryside beyond.

BEDROOM

11' 2" x 7' 11" (3.4m x 2.41m)

Single room complete with wood grain laminate style flooring, radiator and uPVC double glazed window with blind to the front of the property.

BATHROOM

Fitted with a modern and stylish three-piece suite comprising of a panelled bath with centrally mounted waterfall mixer tap, over bath shower with fixed rain head, and tile effect panelling around the bath area in the shower. Wash hand basin sat on a washstand with drawers underneath and a WC with concealed cistern and pushbutton flush in a cream finished unit. Complete with chrome ladder style radiator, uPVC double glazed pattern glass window and panelling into the ceiling, making a well-appointed and attractive modern bathroom.

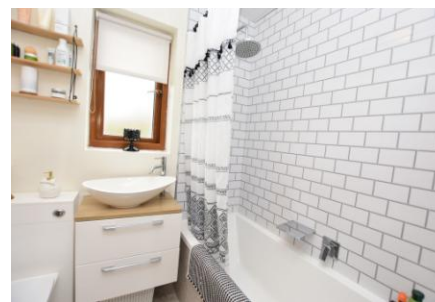
EXTERIOR

To the front of the property a driveway provides parking and gives access to the garage, with an area of grass in front of the lounge window. To the rear is an attractive, landscaped garden area with fencing around the perimeter, an area of artificial grass and modern flags offering a pleasant seating area, extending to the side towards the garage and seating area.

GARAGE

24' 0" x 8' 10" (7.32m x 2.69m)

Single garage which has been extended to the rear with an up and over door and electric light and power points. The rear extension has been built with the intention of developing it into a garden room/bar, with French doors looking onto the rear garden.



Call us on
01229 445004

contact@jhhomes.net
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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

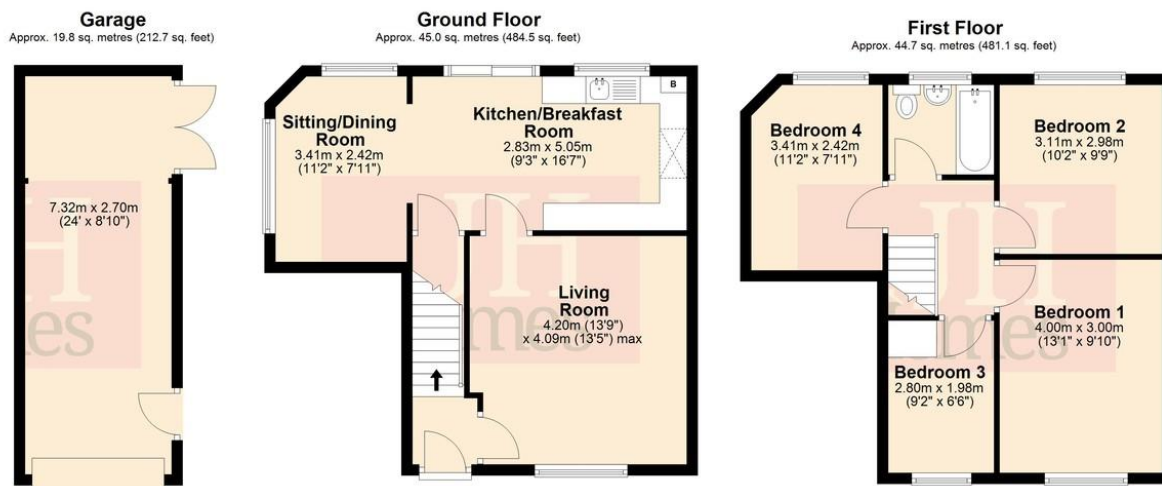
LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street then at the traffic lights turn right onto the A590. Proceed through Lindal and at the roundabout take the second exit signposted Barrow. Upon reaching the next roundabout, take the third exit onto Askam Road. After the brickworks turn left into Lots Road and follow round to the end T-junction with Duke Street. Turn right, then right again into Blea Beck, and follow to the end of the cul-de-sac.

The property can be found by using the following "What Three Words" <https://w3w.co/newsstand.bigger.tagging>



Total area: approx. 109.5 sq. metres (1178.4 sq. feet)

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.

