10 LORD STREET, ASKAM-IN-FURNESS, LA16 7AQ

£230,000

FEATURES

- Superior Family Sized End Terrace
- Extensively Modernised By Current Owners
- Gas CH System & UPVC DG
- Through Lounge/Dining Room
- Utility Area & Cloaks/WC
- Three Bedrooms & Bathroom
- Loft Room With Attached Shower Room
- Fantastic Rear Garden With Off-Road Parking

2 | 3 | 3 | Off Road Parking

Excellent opportunity to purchase this beautifully presented traditional end-terrace home, ready to move straight into and ideally situated within the popular coastal village of Askam-in-Furness, within easy reach of the beach and local amenities. Offering well-maintained accommodation, featuring modern fittings, pleasant décor and wooden flooring throughout. Comprising of entrance hallway, spacious through lounge/dining room, stylish fitted kitchen with integrated appliances, impressive sun room overlooking the rear garden, utility area and cloakroom/WC to the ground floor with three good sized bedrooms and family bathroom to the first floor. Complete with converted attic room with the added benefit of a separate shower room to the upper floor. Externally, the property boasts a fantastic, fully enclosed rear garden with patio area, useful outbuilding benefiting from light and power and gated off-road parking is also available, accessed from the rear street. Complete with uPVC double glazing and gas central heating system. The location is another key attraction, with the beach, local shops, schools, everyday amenities and Askam Railway Station all within easy reach. With its versatile accommodation, attractive presentation, generous garden and off-road parking, this property would make an ideal home for first-time buyers, couples and families alike. Early viewing is highly recommended to appreciate all that this lovely home has to offer.

Accessed through a PVC door with double glazed inserts.

HALLWAY
Door to lounge/diner, door to kitchen and stairs to first floor.

LOUNGE
28' 1" x 9' 11" (8.56m x 3.02m)
Spacious and well-presented space offering a versatile living and wood effect flooring.
Lounge Area
Multi-fuel stove set on a tiled hearth, complemented with bespoke-style shelving.
Dining Area
Double doors to:

SUN ROOM
12' 4" x 11' 1" (3.76m x 3.38m)
Featuring extensive glazing, wood-effect flooring and double doors open directly onto the rear patio, creating a natural connection between indoor and outdoor living. Open to:

KITCHEN
16' 10" x 5' 9" (5.13m x 1.75m)
Stylish, modern kitchen fitted with a range of high-gloss base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and matching splash backs. Integrated appliances include range-style cooker with cooker hood over and space for upright fridge/freezer, space and plumbing for washing machine and space for dishwasher and wood-effect flooring.

UTILITY AREA
Space for coats and shoes. Door to:

CLOAKS/WC
Two-piece suite comprising of low level WC and wash hand basin.

FIRST FLOOR LANDING
Doors to three bedrooms and bathroom. Stairs to second floor.

BEDROOM
13' 9" x 9' 11" (4.19m x 3.02m)
Double room with uPVC double glazed window to rear and radiator.

BEDROOM
14' 0" x 10' 0" (4.27m x 3.05m)
Double room with radiator and uPVC double glazed window to front.

BEDROOM
9' 4" x 5' 11" (2.84m x 1.8m)
Single room with radiator and uPVC double glazed window to front.

BATHROOM
Modern three piece suite comprising of WC, wash hand vanity basin and bath with shower over. Storage cupboard housing combination boiler for the hot water and heating system.

SECOND FLOOR LANDING
Storage cupboard and door to:

ATTIC ROOM
Two roof windows, radiator and door to:

SHOWER ROOM
Three-piece suite comprising of WC, wash hand basin and shower cubicle. Roof window.

EXTERIOR
Fantastic, fully enclosed rear garden offering a great combination of outdoor seating and entertaining space. The garden features an extensive paved patio, raised timber decking and lawned area, providing plenty of room for relaxing, dining outdoors and family activities. Gated access provides convenient off-road parking, together with useful outbuilding and additional storage space.

Total area: approx. 138.6 sq. metres (1492.0 sq. feet)

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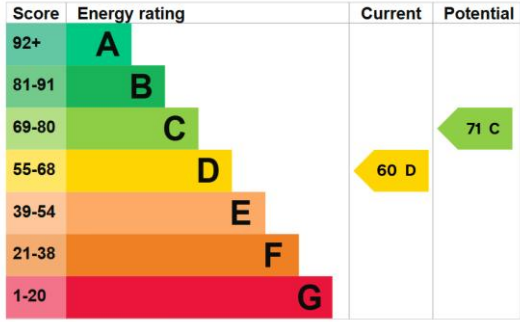
GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: : Mains drainage, gas, electric, water are all connected

DIRECTIONS:

On entering Askam over the Railway Line, turn left into Duke Street and take your second right into Lord Street 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/stance.says.computers



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.