

4 WHITE COMBE WAY, ASKAM-IN-FURNESS, LA16 7FA

£225,000

FEATURES

- Superior Family Town House
- Good-Sized Accommodation Across 3 Floors
- Gas CH system & UPVC DG
- Vestibule& Lounge/Kitchen With Appliances
- Utility Room & Cloaks/WC
- Four Bedrooms Over Two Floors
- En-Suite Facility To Master Bedroom
- Family Bathroom
- Ample Off-Road Parking To Front
- Enclosed Rear Garden

2 | 1 | 4 | Off Road Parking





Situated in a quiet cul-de-sac, this three-storey family home offers spacious and versatile accommodation, including open-plan lounge, utility room, ground floor WC, en-suite shower room and off-road parking. Comprising of entrance hall, open plan lounge/diner/kitchen area, utility and WC to the ground floor with four bedrooms, master with ensuite and family bathroom over two further upper floors. Offering a modern home with wood-effect laminate flooring, neutral décor, coal-effect gas fire, integrated appliances to the kitchen, modern bathroom suites and views over the surrounding hills and countryside. The exterior spaces offers a low maintenance rear garden, patio area providing space for outdoor seating and ample parking to the front with space for side by side and tandem parking. Conveniently situated for the railway station and village amenities making this one to view.

Accessed by way of a PVC door with glazed inserts into:

VESTIBULE
Door to lounge/dining room, door to kitchen and stairs to first floor.

LOUNGE/KITCHEN/DINER
25' 7" x 10' 9" (7.8m x 3.28m)
Dual aspect uPVC double glazed windows to front and rear and wood effect laminate flooring.
Lounge Area
Feature coal effect fire with modern surround, radiator and ceiling light point. Understairs cupboard and open to:
Kitchen Area
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated oven and four ring gas hob with cooker hood over and dishwasher. Breakfast bar providing additional worktop space and external door to rear garden. Door to:

UTILITY ROOM
6' 5" x 3' 10" (1.96m x 1.17m)
Wall mounted combination boiler for the hot water and heating system, space and plumbing for washing machine and space for dryer. Door to:

CLOAK/WC
Two-piece suite comprising of low level WC and wash hand vanity basin. Heated towel rail and extractor fan.

FIRST FLOOR LANDING
Door to two bedrooms and bathroom. Stairs to second floor.

BEDROOM
13' 0" x 9' 0" (3.96m x 2.74m)
Double glazed window with radiator and uPVC double glazed window to front.

BEDROOM
12' 3" x 9' 0" (3.73m x 2.74m)
Further double room with uPVC double glazed window to rear and radiator.

BATHROOM
Four-piece suite comprising of low level, dual flush WC, wash hand vanity basin, bath and shower cubicle. Full tiling to walls and floor and extractor fan. UPVC double glazed window to rear.

SECOND FLOOR LANDING
Storage cupboard, doors to master bedroom and further bedroom.

MASTER BEDROOM
11' 2" x 13' 4" (3.4m x 4.07m) widest points
Further double room with radiator, uPVC double glazed window to rear and door to:

EN-SUITE
Three-piece suite comprising low level, dual flush WC, wash hand basin and shower cubicle. Tiling to floor and walls.

BEDROOM
8' 11" x 11' 10" (2.73m x 3.63m)
Double room with uPVC double glazed window to front and radiator.

EXTERIOR

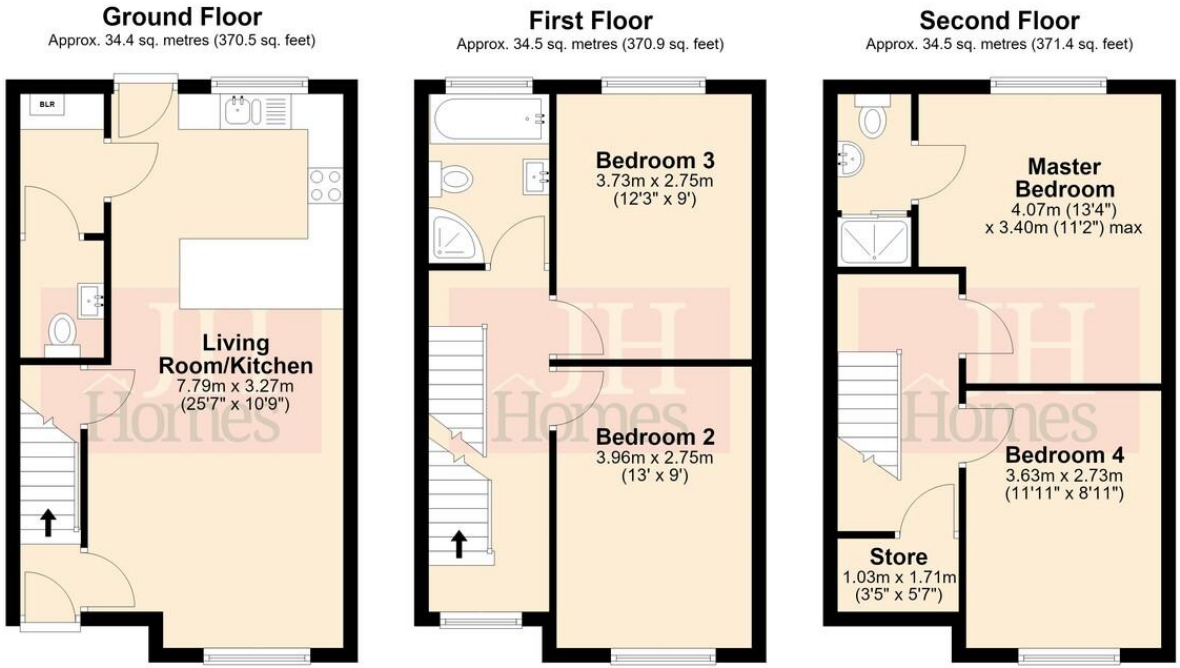
Block paved driveway with parking for several vehicles to either park side by side and tandem parking to the front with the rear garden being enclosed by fencing and featuring paved patio areas with gravel sections between and a timber garden shed providing useful storage.











Total area: approx. 103.4 sq. metres (1112.8 sq. feet)

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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:

On entering Askam over the Railway Line, turn left into Duke Street and take your immediate right into Duddon Road. After a short while turn right into White Combe Way and is on your right-hand side. The property can be found by using the following ''What Three Words'':
https://w3w.co/argued.clever.redeemed



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.