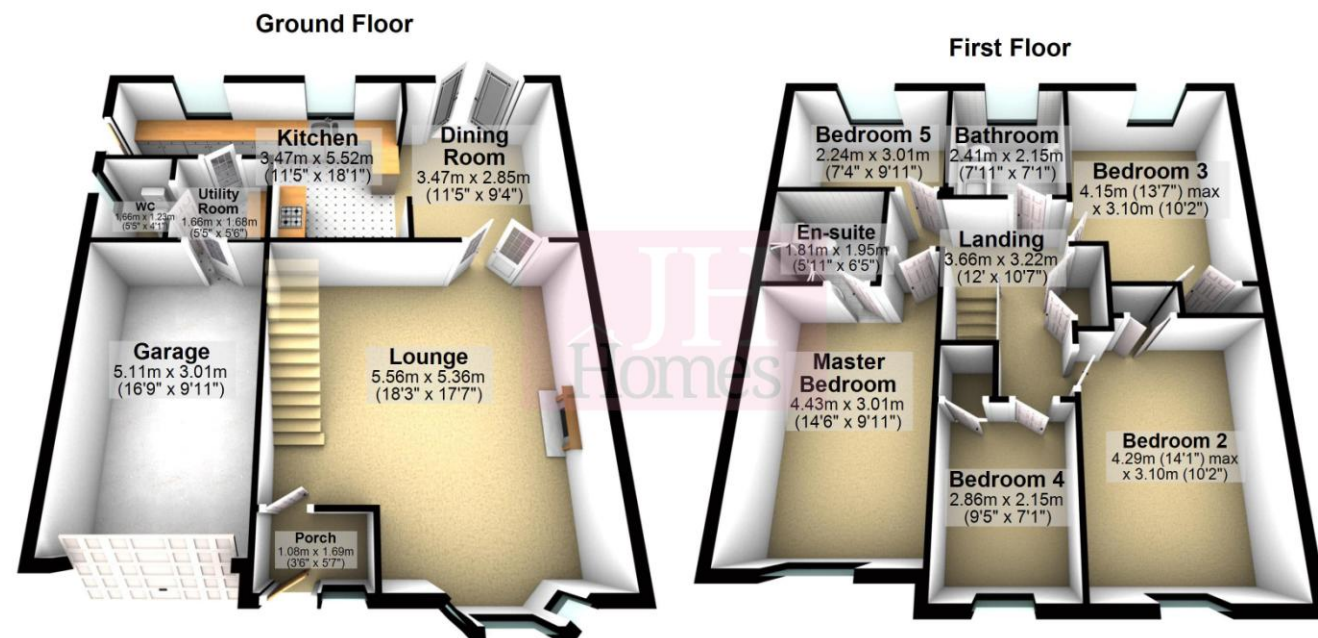


JH
Homes

£350,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH
Homes



1



5



2



GARAGE &
PARKING

33 Turnstone Crescent,
Askam-in-Furness, LA16 7JT

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent detached family home situated on the popular Parklands Development built by reputed developers Neil Price Ltd. This spacious family home is recommended for early internal inspection to appreciate the high standards of presentation and spacious accommodation on offer. The accommodation comprises entrance vestibule, spacious living room, dining room open to kitchen, utility area & utility room, cloakroom, first floor 5 bedrooms (main en-suite) and family bathroom. There is double width driveway parking in front of an integral single garage. Front garden and an attractive south facing rear garden with gate to Green. With gas central heating and uPVC double glazing as well as a high standard of internal presentation this excellent home is recommended for early viewing. The location offers convenient access to Village amenities and the towns of Barrow-in-Furness Dalton and Ulverston.



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 along turning left after the brickworks into Lots Road. Continue along the road and around the sharp right-hand bend. Turn immediately left onto New Road then take the 2nd right onto Parklands Drive. Follow the road along taking the second turning on the right onto Wakefield Street, then turn left into Turnstone Crescent. Follow the road and you will see the property on the left.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: D

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed by a feature uPVC double glazed door with matching side window which opens into:

ENTRANCE VESTIBULE

Wood laminate flooring and light modern grey décor. Half-glazed door opening directly into:

LOUNGE

18' 3" x 17' 7" (5.56m x 5.36m)
Spacious room with the most attractive modern décor featuring dado rail and coving to ceiling. Lovely central focal point of an ornate pine fire surround with a cast style inset and tiled hearth with a living coal flame fire. UPVC double glazed bay window to the front elevation with double radiator and further radiator to the far side of the room. Ceiling light point, two wall light points and staircase with feature pine handrail newel posts and spindles leads to the first floor with an open under stairs area. Set of double doors provide access to the adjacent dining room.

DINING ROOM

11' 5" x 9' 4" (3.48m x 2.84m)
Good room with most attractive décor in shades of grey with feature papered wall and light wood grain effect laminate flooring which extends from the dining room into the adjacent kitchen. Large open archway providing access directly to the kitchen. UPVC double glazed French doors opening to the lovely south facing rear garden.

KITCHEN

11' 5" x 18' 1" (3.48m x 5.51m)
Fitted with an attractive range of base, wall and drawer units in white with a wood grain effect work surface and tiling to the splashbacks. Gas hob with cooker hood above a low-level oven, further appliances include a fridge and dishwasher with matching décor panels. Stainless-steel one and a half bowl sink unit with mixer tap and glazed display cabinet. Open archway to the adjacent utility area which has recess, plumbing for washing machine and dryer. Further uPVC double glazed window and door opening to the side. Door to:

UTILITY ROOM

5' 5" x 5' 6" (1.65m x 1.68m)
Wood block effect surface with tiled splashback and connecting door to the garage and the ground floor WC.



WC

UPVC double-glazed pattern glass window, fitted with the two-piece suite comprising of corner mounted wash hand basin, WC with push button cistern, and modern panelling to the walls and ceiling.

FIRST FLOOR LANDING

Pine handrail and spindles, set of double doors open to a useful built-in storage cupboard. Drop-down hatch to loft with ladder which is part boarded for storage and has electric light and installation.

MASTER BEDROOM

14' 6" x 9' 11" (4.42m x 3.02m)
Excellent double room with a most attractive décor in a light neutral shade with a feature paper wall complimented with a with wood grain laminate flooring. UPVC double glazed window to the front elevation, radiator, power sockets and light point. Connecting door to the en-suite.

ENSUITE

5' 11" x 6' 5" (1.8m x 1.96m)
Three piece suite in white comprising of shower cubide with Triton electric shower, WC and wash basin with mixer tap and storage cupboard under. There is tiling to half the walls, radiator, shaver light point above the sink and inset lights to the ceiling. Decorated with a paper finish to the walls.

BEDROOM

7' 4" x 9' 11" (2.24m x 3.02m)
Single bedroom with an attractive modern décor, wood laminate flooring and radiator. UPVC double glazed window to the rear which looks down to the rear garden and the communal green beyond.

BATHROOM

7' 11" x 7' 1" (2.41m x 2.16m)
Fitted with a modern three piece suite in white comprising of bath with electric shower, WC, and larger pedestal wash hand basin with mixer tap inset to vanity unit with storage cupboard under and shaver light point above. Tiling to floor and half the walls plus additional tiling to the shower slash back. Chrome ladder style towel radiator and uPVC double glazed pattern glass window to the rear.

BEDROOM

13' 7" x 10' 2" (4.14m x 3.1m) widest points
Double bedroom to the rear elevation with uPVC double glazed window overlooking the garden and the green beyond. Attractive neutral décor and double doors to built-in storage cupboard/wardrobe, wood grain effect laminate flooring, ceiling light point, power sockets and radiator.

BEDROOM

14' 1" x 10' 2" (4.29m x 3.1m) widest points
Attractive décor with a lovely modern theme and papered feature wall with dado rail. Double doors to a built-in wardrobe/storage cupboard, radiator, ceiling light point and power sockets. UPVC double glazed window to the front.

BEDROOM

9' 5" x 7' 1" (2.87m x 2.16m)
Currently used as a study but offers a fabulous additional bedroom if required. Radiator, power sockets and TV point as well ceiling light point. Door to useful storage cupboard over the stairs with shelving.

EXTERIOR

To the front of the property there is a double width driveway offering off-road parking for two cars that is brick sett and in front of the garage. Artificial grass area, raised beds with shrubs and bushes and a slate shingled area. Access to the side of the property leading to the rear garden.

Lovely south-facing, rear garden which is well presented with a large patio, lawn and mature borders with shrubs and bushes. In addition is a good-sized wooden garden storage shed. A gate in the rear fence opens to the green at the rear perfect for children to play, exercising dogs etc.

GARAGE

16' 9" x 9' 11" (5.11m x 3.02m)
Up and over door, electric light and power with the circuit breaker control point and to the wall is the Worcester gas combi boiler for the central heating and hot water systems.