



JH
Homes

£330,000



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GARAGE &
PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

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JH
Homes

Kaliam, 34 Sandy Lane,
Askam-in-Furness, LA16 7BD

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

We are delighted to bring to the market this stunning detached bungalow situated in a popular and central location of Askam-in-Furness. Beautifully presented to a high standard, this excellent bungalow will not disappoint having undergone extensive upgrades including a new roof. The accommodation comprises generous entrance hall, spacious living room, dining kitchen, three bedrooms, sitting room/further bedroom, bathroom and separate WC. Attractive well-presented gardens ample parking and attached garage to the side of the property. Gas central heating system, UPVC double glazing and light interior décor with a modern feel. Offering convenient access to local amenities including the railway station and the bungalow is considered suitable for a range of buyers from the family purchaser to retired persons. An excellent opportunity with viewing highly recommended.



DIRECTIONS

Proceed from our office onto the A590 in the direction to Barrow. At Dalton roundabout take the 2nd exit left. Proceed along the road until you reach the next roundabout at Elliscales where you will take the 3rd exit on Askam Road. Follow the road approx 2 miles. Turn left onto Ireleth Road (near train crossing) then immediate right onto Duddon Road. Turn left onto Lord Street, stay on Lord Street until you see a left hand turn onto Fallowfield Road then turn right onto Sandy Lane. You will see number 34 Identified by a Pink For Sale Sign.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: D

LOCAL AUTHORITY: Barrow Borough Council

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

PLEASE NOTE: We can confirm that a new roof has been put on the property.





Accessed through a feature uPVC double glazed front door with central patterned glass pane accessed from an open fronted porch.

ENTRANCE HALL

Spacious hallway making an attractive entry point to the property. Wood grain planked tile effect flooring, coving to ceiling and modern Oak style doors providing access to the rooms. Tall column panel radiator, door to built-in storage cupboard with fitted shelving and access to loft.

LOUNGE

14' 7" x 18' 0" (4.47m x 5.50m)

Excellent room with central feature fireplace, stone fire surround, matching inset and hearth with living coal flame gas fire. Large uPVC double glazed bay window to the front with deeper sill and fitted blinds. Modern column radiator, painted wood panel effect to ceiling, power sockets, TV point and wiring for Sky television.

DINING ROOM/BEDROOM

9' 5" x 8' 7" (2.88m x 2.63m)

Continuation of the tiled floor from the entrance hallway. Versatile room with uPVC double glazed French doors opening to the rear garden and uPVC double glazed window to the side. Currently utilised as further living accommodation but offers potential for further bedroom if required.

KITCHEN/DINER

11' 6" x 10' 3" (3.51m x 3.14m)

Fitted with a modern range of base, wall and drawer units with wood grain effect work surface, matching upstands and inset one and a half bowl sink and drainer with mixer tap. Induction hob with glass splashback and cooker hood over, eye level Bosch double oven and grill and further appliances include built-in dishwasher and fridge. Built-in breakfast bar style table matching the work surface with ample seating. Modern column radiator, inset lights to ceiling, tiled flooring and uPVC double-glazed window to the front offering an outlook towards the front garden and rugby club beyond.



BEDROOM

12' 9" x 10' 10" (3.91m x 3.31m)

UPVC double glazed window to the rear elevation with outlook to the rear garden. Double room with coving to ceiling, radiator, electric light and power.

BEDROOM

11' 8" x 9' 10" (3.56m x 3.01m)

Further double room with ample space for double bed and numerous items furniture. Modern column radiator, electric light and power.

BEDROOM

9' 10" x 9' 2" (3.00m x 2.81m)

Double room with fitted bedroom furniture including sliding door wardrobe and shelving unit. Radiator and uPVC double glazed window to the rear looking to the rear garden.

WC

8' 8" x 2' 10" (2.65m x 0.88m)

Fully tiled to walls and floor and radiator. UPVC double glazed window.

BATHROOM

8' 8" x 5' 10" (2.65m x 1.79m)

Fitted with a three-piece suite comprising of shower cubicle with Mira Sport electric shower, pedestal wash hand basin and corner bath with mixer tap and shower attachment. Radiator, full tiling to walls and floor, inset lights to the ceiling, extractor fan and uPVC double glazed window.

EXTERIOR

To the front of the property is a well-presented garden with shaped lawn, mature borders well stocked with a variety of shrubs and bushes. Slate shingle parking to the driveway offering access and parking in front of the garage and slate shingle patio seating areas to the front. To the side is a platform currently with Kettler storage units to hide the bins and recycling boxes.

At the rear of the property there is an attractive enclosed garden with a flagged patio brick pavers to the paths and a shaped lawn and mature well stocked borders. The garden continues to the side where there is an outside tap, further borders, and gated access to the front garden. The rear patio is enclosed and private and has a connecting door from here to the garage.

GARAGE

18' 7" x 10' 10" (5.68m x 3.31m)

Single garage with wooden doors to the front, personal door to the side and uPVC double glazed window to the rear. Wall mounted is the Ideal boiler for the central heating and hot water systems. Electric light, power and fitted former kitchen units offering ample storage space. Plumbing for washing machine and the platform above suitable for a dryer.