



**JH
Homes**

£330,000



DIRECTIONS

Head towards Askam in Furness via the A595 and drive down the hill passing the brickworks. Continue down the road until you enter the 30mph speed limit. As you reach Askam with the car sales garage to your right and the railway crossing on the left, follow the road round the right-hand bend and then take the first turning on the left into Saves Lane. Follow this road and you will see the property on the left-hand side identified by a JH Homes for sale sign.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: Mains drainage, gas and electricity are all connected.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | 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.



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GARAGE & PARKING

**47 Saves Lane,
 Askam-in-Furness, LA16 7HJ**

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Spacious detached bungalow situated in this popular and sought-after location of Ireleth. Set on a generous plot with off-road parking as well as attached garage and attractive gardens to the front and rear. Suited to a range of buyers and offers both a spacious and well-planned bungalow perfect for retirement as well as been large enough for a family home. Comprising of entrance hall, lounge, dining room, kitchen, three bedrooms, family bathroom, separate shower and WC. Gas central heating system, uPVC double glazing and considered an excellent opportunity in a popular location that has open aspect at the rear. Early viewing is invited to appreciate this most comfortable bungalow.



Accessed from the side by an open covered canopy area giving shelter to the PVC double glazed door with patterned glass panes and matching side pane.

ENTRANCE HALL

Radiator, door to boiler cupboard housing the Ariston gas combi boiler for the heating and hot water systems. Further door to a useful storage cupboard and access to the loft which has a drop-down ladder.

LOUNGE

16' 2" x 15' 7" (4.93m x 4.75m)
Set of PVC double glazed patio doors to the rear with fitted blinds offering a lovely outlook over the rear garden, surrounding countryside and Kirby Fells. Central feature fireplace with wood-stained fire surround, tiled insert and hearth that currently has a free-standing electric fire. Dado rail, coving to ceiling, radiator, electric light, power and TV aerial point. Set of multi pane glazed doors providing access to the adjacent dining room.

DINING ROOM

11' 9" x 11' 11" (3.58m x 3.63m)
UPVC double glazed window to the rear with fitted blinds, radiator and coving to the ceiling. Open to kitchen:

KITCHEN

9' 10" x 11' 11" (3m x 3.63m)
Fitted with a range of base, wall and drawer units with complementary work surfacing over and tiling to the splashbacks, inset stainless-steel sink unit with mixer tap, recess for gas cooker and fridge. UPVC double glazed window to the side and wood framed door with double-glazed panes providing access to the side porch.

REAR PORCH

4' 9" x 3' 9" (1.45m x 1.14m)
UPVC double glazed windows, polycarbonate style roof and double-glazed door opening to rear.

SHOWER ROOM

3' 0" x 10' 1" (0.91m x 3.07m)
Modern suite comprising of WC with push button flush, wall mounted wash hand basin and large glazed door to the shower cubicle with Mira electric shower. Panelling to walls, chrome ladder style towel radiator and high-level wood framed double glazed window.

BEDROOM

15' 6" x 10' 1" (4.72m x 3.07m)
Good-sized double room with uPVC double glazed windows to the front and side elevations with blinds. Radiator, built-in double wardrobe and coving to ceiling.

BEDROOM

11' 9" x 7' 1" (3.58m x 2.16m)
Currently utilised as an additional lounge/study but could be used as a single room. UPVC double glazed window to front with a fitted vertical blind and radiator.

BEDROOM

11' 9" x 10' 0" (3.58m x 3.05m)
Double room with uPVC double glazed window to the front with blind and offering an aspect over the front garden. Radiator, coving to ceiling, power and light.



BATHROOM

6' 10" x 6' 8" (2.08m x 2.03m)
Fitted with a modern three-piece suite in white comprising of panelled bath with glass shower screen and over bath Mira shower, pedestal wash hand basin and WC with push button flush. UPVC double glazed window with patterned glass pane, full panelling to walls and ceiling with inset lights, chrome ladder style towel radiator and vinyl style floor covering.

EXTERIOR

To the front of the property is gated access to the concrete printed driveway with garage. Long and wide front garden that is stocked with a variety of shrubs and bushes with pathways and gravel beds.

Access to the side of the bungalow with a flagged path leading to the porch and the rear garden.

The rear garden is of a good size, being level and offers an easier maintained garden. Flagged patio and slate gravel bed with mature shrubs and bushes. It has pleasant sunny aspects and offers views towards the Lakeland Hills and Kirkby Fells in the distance.

GARAGE

Up and over door, electric light power, gas and electric meters and PVC double glazed door to the rear opening to the rear garden.

