



JH
Homes

£90,000



DIRECTIONS

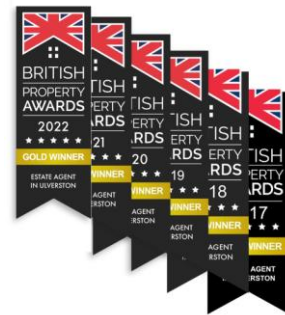
On entering Askam over the railway crossing, follow the road to the left along Duke Street. Pass the hairdressers and Lots Road on your left where Sharp Street is the next turning on right-hand turn. Follow the road along towards the bottom and no 119 is situated in the bottom block on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/ombudsman.gums.interview>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: A
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: All mains services including, gas, electric, water and drainage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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.



2



3



1

119 Sharp Street,
 Askam-in-Furness, Cumbria, LA16 7BW

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional mid terraced house situated in the popular village of Askam-in-Furness and positioned towards the head of the cul-de-sac. The property has been in the occupation of the current family for approximately 90 years and is offered for sale with the benefit of no upward chain. Whilst in need of general modernisation it offers excellent potential to create a comfortable home and is suited to a range of buyers including the first-time purchaser. Double glazing, gas fired central heating system and comprises of hall, lounge, dining room, kitchen, wet room, three bedrooms to the first floor and yard to rear. In all a superb opportunity to personalise, develop, modernise, and create a comfortable home in this popular and sought after location.



Accessed through a uPVC double glazed door with a feature leaded pane opening to the entrance hall.

ENTRANCE HALL

Radiator, high-level electric meter and fuse box and borrowed light window to the lounge.

LOUNGE

12' 9" x 8' 6" (3.89m x 2.61m)

Central, feature fireplace with wood-stained fire surround housing electric fire, gas meter and uPVC double glazed window to the front.

DINING ROOM

11' 10" x 8' 0" (3.63m x 2.44m)

Sliding door to kitchen and further door opening to staircase. UPVC double glazed window to rear, radiator, electric light and power.

KITCHEN

12' 4" x 6' 7" (3.76m x 2.02 m)

Fitted with a range of base, wall and drawer units with high gloss granite effect work surface over incorporating stainless steel sink with mixer tap and splashback. Recess and point for electric cooker, space for fridge freezer, dryer and recess and plumbing for washing machine. Wall mounted Worcester gas boiler for the heating and hot water systems, uPVC double glazed window, LED strip light and door to inner hall.

INNER HALL

PVC door with double glazed inserts and further door to a shelved storage cupboard.

WET ROOM

7' 0" x 5' 2" (2.15m x 1.59m)

Self-draining floor with full tiling to walls and Mira Advance electric shower, wall hung wash basin with glass shelf and mirror above and WC. Chrome ladder style towel radiator, panelling to ceiling and uPVC double glazed pattern glass window.



FIRST FLOOR LANDING

Access to both bedrooms.

BEDROOM

13' 1" x 11' 10" (4.01m x 3.62m) widest point

Double room with uPVC double glazed tilt and turn window to front, comprehensive range of fitted bedroom furniture, radiator and electric light.

BEDROOM

11' 11" x 8' 0" (3.64m x 2.44m) widest points

UPVC double glazed window to rear, radiator, ceiling light point and door to storage cupboard. Open doorway providing access to the connecting bedroom.

BEDROOM

12' 5" x 6' 11" (3.81m x 2.13m)

Two uPVC double glazed windows, radiator and suitable for a range of uses.

EXTERIOR

Exterior immediately to the rear there is an enclosed yard and gate to the rear service lane.

