



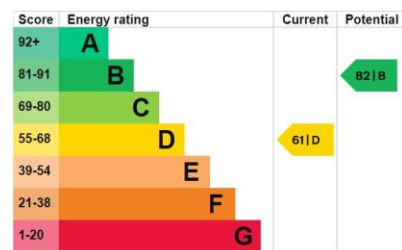
DIRECTIONS

Follow the signage from Ulverston on the A590 towards Barrow. At the second roundabout signposted to Askam. Passing the Furness Brick Works before shortly taking the turning for The Lots. Follow this road over the railway bridge and around the right hand bend before taking the first turning left, then take the third turning on the right which is Furness Place. The property is situated towards the bottom of the street on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/songbirds.hazel.trailer>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, water, gas and electricity are all connected.

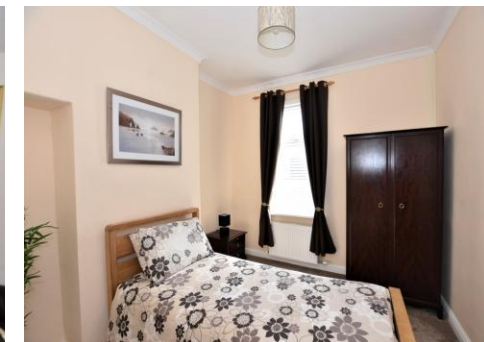


Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection 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

£132,000



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25 Furnace Place,
 Askam-in-Furness, LA16 7BU

For more information call **01229 314049**

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, having been much improved by the current owners and offers well-presented accommodation suited to a range of buyers included in the first-time purchaser. Recently fitted kitchen and bathroom and a good standard of internal décor, the accommodation comprises of porch, through lounge/diner, fitted kitchen with appliances, rear lobby, bathroom and three bedrooms to the first floor. Pleasant yard area to the rear, gas central heating system and uPVC double glazing, the house is ready for immediate occupation which will be appreciated upon inspection. The location offers convenient access to local amenities and walks directly to the beach a short distance away. In all a great property in a popular location that also offers convenient access to Barrow-in-Furness, Dalton and Ulverston. Early viewing is invited through JH Homes.



Accessed through a feature uPVC double glazed door with lead and pattern glass panes opening to:

PORCH

Lightwood grain laminate flooring, staircase to first floor and half glazed wooden internal door opening to accommodation. High level cupboard housing the electric meter and circuit breaker control point.

LOUNGE/DINER

25' 0" x 12' 11" (7.62m x 3.94m) widest points
Lightwood grain effect laminate flooring throughout.

Dining Area

Radiator, moveable spots to ceiling, front uPVC double glazed window to front with white wooden blinds, shelving to recess and open to lounge.

Lounge Area

Feature fireplace in white with electrical flame effect fire, moveable spots to ceiling, two wall light points door to useful under stairs storage cupboard and radiator > uPVC double glazed window to rear with white wooden blinds and half glazed door to kitchen.

KITCHEN

13' 1" x 5' 10" (4.01m x 1.79m)

Modern kitchen recently completed and fitted with an attractive range of base, wall and drawer units with modern metallic bar handles and light patterned work surface over incorporating sink and drainer with mixer tap and tiled upstands. uPVC double glazed window, electric induction hob with cooker hood over and low-level oven, built-in fridge, and freezer and recess and plumbing for washing machine. Spotlight cluster to ceiling, wood grain effect flooring in a herringbone design, wall mounted boiler for the central heating and hot water system and open access to the rear of the room to:

REAR LOBBY

Radiator, uPVC double glazed door opening to rear and door to bathroom.

BATHROOM

6' 3" x 5' 10" (1.92m x 1.79m)

Modern suite in white comprising of panelled bath with central mixer tap, glazed shower screen and over bath thermostatic shower with fixed rain head and flexi-tracks spray, vanity unit with storage cupboard and housing concealed cistern WC with push button flush and wash hand basin with mixer tap. Modern panelling to walls and ceiling with inset LED lights, extractor fan, laminate flooring, ladder style towel radiator and uPVC double glazed pattern glass window with fitted blind.



FIRST FLOOR LANDING

Radiator and internal doors all bedrooms.

BEDROOM ONE

13' 3" x 8' 8" (4.04m x 2.64m) plus alcove
UPVC double glazed window to front with fitted wooden blind in white. Radiator, electric light and power sockets including one with USB charger point. Curtain access to over stairs storage area and access to loft.

BEDROOM TWO

11' 2" x 9' 10" (3.4m x 3m)
Further double room, radiator, electric light and power including USB charger point. UPVC double glazed window to rear offering an aspect down to the yard and green area beyond.

BEDROOM THREE

8' 3" x 5' 10" (2.53m x 1.78m)
Single room with radiator, exposed beam, ceiling light point and power socket. UPVC double glazed window.

EXTERIOR

Sunny rear yard area with artificial grass surface, electric light and offering a pleasant seating area. Stable gate to rear service lane and door to useful storage cupboard.

