



JH
Homes

£275,000



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GARAGE & PARKING



Estate Agency Act 1979

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JH
Homes

Low Brookside, Saves Lane, Askam-in-Furness, LA16 7EH

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Suited to a cash buyer, this Grade II Listed, individual detached home with lots of character and a date stone indicating 1688 is looking for a new owner. Now in need of upgrading this home is set on a lovely plot with mature gardens to the front, side and rear with driveway and outbuildings. Offering superb potential and comprising of entrance porch, utility, shower room, dining kitchen, dining room, lounge and to the first floor four bedrooms and bathroom. Gas central heating system and the property is offered with early and vacant possession having no upper chain. Located in the popular location of Saves Lane in the village of Irleth and Askam-in-Furness and recommended for early and internal inspection to appreciate the character and potential this lovely home offers.

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 onto Ireleth Road. Take the third turning on the left onto Saves Lane where the property can be found a short distance on the right hand side.

The property can also be found by using the following "What Three Words"

<https://what3words.com/wizard.tokens.wheat>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.





Accessed through a traditional door which is part glazed and open to:

PORCH

9' 8" x 5' 8" (2.95m x 1.75m)

Fitted shelves and two single glazed windows overlooking the garden. Connecting doors to kitchen and half glazed door to utility room.

UTILITY ROOM

11' 8" x 9' 10" (3.56m x 3m)

Fitted with an older range of base, wall and drawer units with Formica style work surface over incorporating double drainer and stainless steel sink, plumbing and space for washing machine, electric light and power socket. Connecting door to shower room.

SHOWER ROOM

9' 9" x 5' 10" (2.99m x 1.79m)

Fitted with a two piece suite comprising of shower cubicle with modern panelling to splashbacks, WC and an area of work surface with mirror and storage cupboard under. Partially tiled, two single glazed windows and combination heat and light lamp to ceiling.

KITCHEN/DINER

15' 0" x 14' 11" (4.58m x 4.57m) plus recess

Older style range of dark wood fronted units with light patterned work surfacing and one and a half bowl sink and drainer with mixer tap. Gas cooker point and recess under stairs with shelving and space for fridge/freezer. Exposed beams to ceiling, fitted traditional shelf rack, radiator, tiling to floor and recess and plumbing for dishwasher. Window overlooking the side garden and further window to the rear. Half glazed door connecting to inner hall and further door connects to dining room.

DINING ROOM

17' 1" x 13' 1" (5.22m x 4.00m)

Two substantial beams to ceiling and central feature, fireplace with slate tiled hearth and inset featuring a living coal flame gas fire and timber mantle shelf. Single glazed window to front, two radiators, electric ceiling light and power socket. Half glazed door opens to lounge.



LOUNGE

17' 0" x 16' 0" (5.20m x 4.88m)

Two heavy exposed beams to ceiling, stone fireplace with dog grate and copper canopy, former old wooden mullion window feature and single glazed windows to front and rear. Door to entrance vestibule with solid front door to the front garden. Radiator, three wall light points and ceiling light point. Half glazed door connecting to inner hall.

INNER HALL

Door to kitchen and feature staircase to first floor with double glazed window to side.

FIRST FLOOR LANDING

Exposed beams, traditional wooden handrail with newel post and spindles. Doors to bedrooms and bathroom.

BEDROOM

15' 2" x 11' 7" (4.63m x 3.54m)

Double room with exposed beams to ceiling and mullioned former window feature to side wall. Single glazed window with deep sill offering a lovely view over the garden and towards the Duddon Estuary and Black Combe beyond.

BEDROOM

17' 3" x 12' 10" (5.26m x 3.91m)

Double room with exposed beam, radiator, ceiling light point and power socket. Single glazed window to front looking down the garden. Two ceiling light points and power sockets.

BEDROOM

13' 2" x 7' 11" (4.01m x 2.41m)

Exposed beam, radiator, ceiling light point and power sockets. Single glazed window to front looking to the garden.

BEDROOM

17' 5" x 8' 4" (5.32m x 2.55m)

Windows to front and rear. Double radiator, exposed feature beam and access to loft. Double doors to a built in storage cupboard with rail and shelving.

BATHROOM

10' 2" x 5' 4" (3.1m x 1.63m)

Fitted with a coloured three piece suite comprising of whirlpool style bath with mixer tap and shower attachment with rail and mirror to wall, a pedestal wash hand basin with mixer tap and WC. Single glazed window with tiled sill and tiled to wet areas. Cupboard housing Worcester boiler for the heating and hot water systems with shelving and radiator.

EXTERIOR

Accessed through a traditional farm style gate to the concrete printed cobble effect driveway and turning space with a selection of outbuildings to the left hand side. The gardens are to the front, side and rear of the property and are mature and well stocked with a variety of trees, shrubs and bushes with various seating areas to enjoy the sun throughout the day. Summer house to the side and a brook running through the garden being partially exposed and making an attractive feature. Access from the side to the rear garden area which is grassed with a substantial planted banking.