



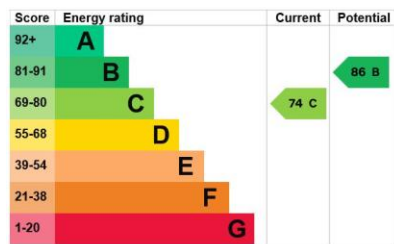
DIRECTIONS

From Dalton Bypass take the roundabout signposted Askam. Proceed along the road and continue as though going towards the railway station, follow the road round as you enter onto Ireleth Road, Continue along here and just before the turning for Abbey Heights there is a drive with access to Driftwood.

The property can be found by using the following "What Three Words" <https://what3words.com/proved.toasters.save>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains electric, gas, water and drainage are all connected.
 PLEASE NOTE: We would advise any interested party seeks legal advice/clarification on the shared entrance prior to purchase.



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.



£299,950



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GARAGE & PARKING

Driftwood, Ireleth Road,
 Askam-in-Furness, LA16 7JD

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Driftwood is a three bedroom detached bungalow set back from the road towards the outskirts of a popular village whilst close to local amenities. The property sits within a sizeable plot and is priced to reflect its current condition, works have been carried out to include some triple glazing, new roof, solar panels and four piece bathroom. Entering the property to the front through a recently installed PVC door opening into the central hall with access to lounge, kitchen, separate WC, bathroom and two bedrooms. The generous proportioned lounge with patio doors opening onto the garden, further access to a double bedroom/dining room, dressing room and shower room. The kitchen requires updating to reflect today's standards, recently installed four piece bathroom with dual wash hand basins, separate shower enclosure and deep bath. The exterior offers gardens to front with small beck, driveway to side leading to a detached garage and gardens to rear with pond and summer house. The property requires personalisation and refurbishment with plenty of scope and potential on offer, reflects in the marketing price.



Right of access via a shared area with neighbouring property. Driveway to side leading to garage, deep set gardens with established hedgerow, raised decked seating area.

Accessed through a composite door into:

ENTRANCE HALL

Access to lounge, kitchen, bathroom, separate WC and two bedrooms.

LOUNGE

18' 4" x 12' 6" (5.59m x 3.80m)

Deceptively spacious lounge centring around a multifuel stove with tiled hearth and exposed mantle over, set of French doors with windows to the side creating natural daylight, two overhead lights and radiator. Further set of double doors to bedroom/dining room.

KITCHEN

11' 5" x 9' 6" (3.49m x 2.90m)

Fitted with a range of base, wall and drawer units with work surface over incorporating one and a half bowl sink and drainer with mixer tap. Integrated four ring gas hob, oven and grill, wall and floor tiling, two overhead lights, power points and uPVC double glazed window facing the rear. Access to utility room and further access to storeroom.

UTILITY ROOM

6' 1" x 10' 2" (1.85m x 3.09m)

Three uPVC windows to side and one to rear with stable door leading to garden. Recess and plumbing for washing machine, space for fridge, work surface, stainless steel unit with taps and overhead light.

STORE ROOM

8' 6" x 6' 6" (2.59m x 1.99m)

BEDROOM/DINING ROOM

10' 8" x 13' 6" (3.24m x 4.13m)

Square bay window to side, two further uPVC double glazed windows to rear providing ample natural daylight. Laminate flooring, overhead light and wall light, internal door to dressing room.

DRESSING ROOM

8' 11" x 9' 1" (2.71m x 3.45m)

Range of fitted wardrobes, laminate flooring, radiator, overhead light and uPVC window to front with pleasant outlook towards the garden with plenty of greenery. Internal door to shower room.

SHOWER ROOM

8' 11" x 4' 1" (2.71m x 1.26m)

Three piece suite comprising of shower cubicle, wall mounted wash hand basin and WC.



BATHROOM

6' 8" x 12' 3" (2.03m x 3.73m)

Four piece suite comprising of curved shower enclosure, dual wash hand basins set within vanity unit, deep set bath with central taps and shower head attachment and WC. Wall mounted heated towel rail/radiator, wall tiling and border tile, panelled ceiling incorporating inset lighting and window with opaque glass to side.

WC

6' 0" x 3' 0" (1.84m x 0.52m)

WC and wash hand basin, overhead light and window.

BEDROOM

11' 8" x 12' 3" (3.56m x 3.73m)

Good size room facing the front. Fitted wardrobes, triple glazed window, overhead light, power point and radiator.

BEDROOM

8' 11" x 11' 4" (2.71m x 3.45m)

Triple glazed window to front. Laminate flooring, overhead light, power points and radiator.

EXTERIOR

Good sized plot with mature and enclosed garden to front, lawn and established trees and beck running along the front boundary line. Full access to either side of the bungalow leading to the rear with patio, extensive garden, pond, greenhouse and summerhouse with electric supply.

GARAGE

19' 6" x 8' 7" (5.94m x 2.62m)

Detached single garage with side courtesy door, up and over door to front, power and light.

