



JH
Homes

£245,000



DIRECTIONS

Leaving our office proceed along the A590 towards Dalton approx 3.7 miles. At the roundabout take the 2nd exit and stay on the A590 at Elliscales Roundabout take the 3rd exit onto Askam Road/A595. Take the slip road after the brick works onto the Lots. Follow the road down and the site location is opposite the school.

The property can also be found by using the following "What Three Words" <https://what3words.com/reservoir.shots.delay>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, gas, water and electric.



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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PARKING

**1 School View, Askam-in-Furness,
Cumbria, LA16 7FN**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Attractive semi detached home situated on the popular School View development recently constructed by Moorsolve Homes Limited in the popular village of Askam in Furness. Beautifully presented by the current owners and offers stylish accommodation that is ready to move into being freshly decorated, carpeted/flooring and comprising of entrance hall, cloakroom/WC, lounge, kitchen/diner, three bedrooms and bathroom. Complete with off road parking and pleasant sunny enclosed rear garden. Convenient access both to the amenities of Askam in Furness and the main A590 Trunk Rd by Dalton for access to Barrow in Furness and Ulverston. This lovely home is considered suitable for a range of buyers including the family purchaser and early internal viewing is invited and recommended.



Accessed through a modern composite door with double glazed leaded upper panes, opening into:

ENTRANCE HALL

An attractive entrance hall with a light woodgrain effect laminate style flooring and light neutral décor to the walls. There is a central heating radiator and staircase to the end of the hall to the first floor. Modern wooden internal doors give access to the cloakroom / WC and the Living Room.

CLOAKROOM/WC

2' 11" x 5' 6" (0.89m x 1.68m)

Two piece suite in white comprising of wall hung wash hand basin with mixer tap and WC with push button flush. Radiator, extractor fan and uPVC double glazed window.

LOUNGE

12' 7" x 13' 2" (3.84m x 4.02m)

Inset lights to ceiling, ample power sockets, uPVC double glazed window to front with fitted blind and radiator. Low door to understairs store and open access to kitchen/diner.

KITCHEN/DINER

15' 8" x 10' 7" (4.79m x 3.25m)

A lovely and spacious room, naturally separated with an island divide incorporating breakfast bar.

Dining Area

PVC double glazed French doors with fitted blinds giving access and outlook to the rear garden, radiator, attractive flooring with wood grain effect finish in a herring bone design and ceiling light point.

Kitchen Area

Fitted with a range of attractive modern base, wall and drawer units with light marble effect patterned work surface incorporating stainless steel sink with mixer tap and white tiled up stands. UPVC double glazed window with fitted blind overlooking the rear garden, inset lights, Lamona electric hob with cooker hood over and low level oven, space for fridge, freezer and recess and plumbing for washing machine.

FIRST FLOOR LANDING

Radiator and doors to all rooms. Over stairs storage cupboard housing Ideal Logic boiler for the central heating and hot water systems. Integrated smoke alarm and access to loft.

BEDROOM

9' 2" x 12' 1" (2.81m x 3.70m)

Double room with uPVC double glazed window to front with fitted wooden blind giving a pleasant aspect over the rooftops of the neighbouring properties to the Lakeland Hills in the distance. Radiator, ample power sockets and recess to the side of the room offering space for freestanding or built in a wardrobe if required.



BEDROOM

9' 2" x 12' 10" (2.80m x 3.93m)

Further double room with uPVC double glazed window to the rear giving a pleasant aspect down the rear garden. Recess offering space for wardrobe, radiator, ceiling light point and power points.

BEDROOM

8' 0" x 11' 10" (2.44m x 3.61m) widest points

Single room with uPVC double glazed window to front offering a lovely aspect beyond the neighbouring properties towards the Lakeland Hills in the distance. Ceiling light point, radiator and power points.

BATHROOM

6' 2" x 6' 1" (1.88m x 1.87m)

Modern three piece suite in white, comprising of panelled bath with glazed shower screen, central mixer tap and over bath thermostatic shower, pedestal wash hand basin with mixer tap and WC with push button flush. Tiling to two walls, radiator, extractor fan and inset lights to ceiling.

EXTERIOR

To the front of the property, is the advantage of driveway parking, front grassed garden area with flagged path leading to the front door, with a young tree and gated access to the rear garden.

The rear offers an attractive garden area with lawn, lower flagged patio and fencing to sides and rear.

