



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)

DIRECTIONS

On entering Askam continue and turn left to cross over the railway crossing into Duke Street. Take your first right into Lord Street, and first left into Fallowfield Road. Folly Court can be found on your left hand side where the property is the first one on your immediate right.

The property can be found by using the following "What Three Words" <https://w3w.co/booklets.listed.juggled>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: All mains services including gas, electric, water and drainage.



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.




£250,000



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2



PARKING

**1 Folly Court, Sandy Lane,
 Askam-in-Furness, LA16 7FG**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Well presented three bedroom semi detached family home in a highly desirable part of Askam. Excellent location with access to schools, shops, train station and beach all within a short walk from the property. Comprising of entrance hall, ground floor WC, lounge with modern contemporary decoration and superb L-shaped kitchen/diner/family room with three double bedrooms, master with an ensuite and family bathroom. Complete with rear garden, gas central heating system, uPVC double glazing and allocated parking. Internal inspection highly advised.



Accessed through a front door into:

ENTRANCE HALL

Cloakroom and door into:

HALL

Door to lounge, kitchen, stairs to first floor and under stairs cupboard.

LOUNGE

16' 2" x 11' 5" (4.95m x 3.49m)

UPVC double glazed window to front, ceiling light point and radiator.

KITCHEN/DINER

17' 10" x 15' 6" (5.45m x 4.73m) widest points

Kitchen Area

Fitted with a good range of base, wall and drawer units with wooden work top incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks, laminate flooring, and spot lights to ceiling. Integrated electric oven, hob and cooker hood over and fridge/freezer. Space and plumbing for washing machine and uPVC double glazed window to rear. Open to

Dining Area

Laminate flooring, radiator, ceiling light point and PVC French style double glazed doors to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and over stairs cupboard.

BEDROOM

11' 8" x 11' 1" (3.58m x 3.38m)

Double room with uPVC double glazed window to front, built in wardrobe, radiator and ceiling light point. Door to:

ENSUITE

5' 6" x 4' 9" (1.69m x 1.45m)

Comprising of three piece suite to include corner shower with mixer shower, pedestal wash hand basin and low level, dual flush WC. Tiled flooring, radiator, ceiling light point, extractor and radiator.



BEDROOM

11' 1" x 10' 2" (3.38m x 3.11m)

Further double room with uPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

11' 10" x 7' 6" (3.61m x 2.30m)

UPVC double glazed window to rear, ceiling light point and radiator.

BATHROOM

Modern three piece suite comprising of panelled bath with shower over and screen. pedestal wash hand basin and low level, dual flush WC. Tiled to wet area's, radiator, ceiling light point and opaque uPVC double glazed window to rear.

EXTERIOR

Lawned garden area to front and enclosed, low maintenance garden to rear. Complete with parking to the front.

