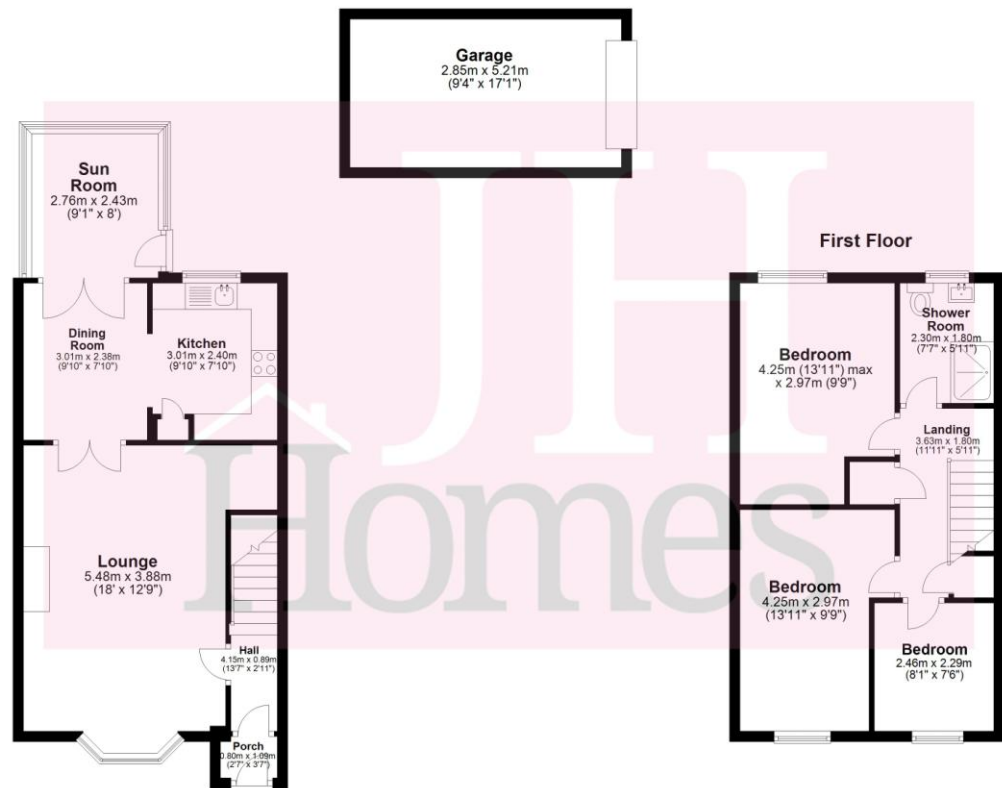


Ground Floor



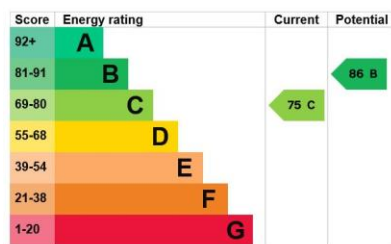
DIRECTIONS

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 on the right just after the turning into Wakefield Street.

The property can be found by using the following "What Three Words" <https://www.what3words.com/hotspots/crunches.avocado>

GENERAL INFORMATION

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

£230,000



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GARAGE & PARKING

120 Parklands Terrace, Furnace Place,
 Askam-in-Furness, LA16 7DQ

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Modern mid terraced house situated in this popular location in the village of Askam in Furness. The village offers good local amenities including primary school and railway station as well as access to the beach. Well presented and cared for by the current owners and offers a very comfortable home which is perfect for a range of buyers including the family purchaser. Comprising of vestibule, hall, lounge, kitchen/diner, sunroom, three bedrooms and modern shower room. Complete with attractive gardens to the front and rear, off road parking to front and the benefit of a garage to the side. Early viewing will not disappoint.



Accessed through a feature PVC mahogany shaded door with double glazed inserts opening into:

PORCH

Cupboard/screen concealing meters, wood grain oak effect laminate flooring and modern wooden door with four square glazed panes into:

HALL

Wood grain oak effect laminate flooring, dado rail and feature staircase to first floor with modern handrail and internal door to lounge.

LOUNGE

18'0" x 12'9" (5.49m x 3.89m)
UPVC double glazed bow window to front with fitted blinds overlooking the front garden and parking bay. Central feature fireplace with cream shaded stone effect fireplace housing living coal flame effect gas fire, radiator, Oak effect laminate flooring and open under stairs area maximising usable space within the room. Coving to ceiling, dado rail to three walls and set of modern wooden doors with central square panes to dining room.

DINING ROOM

9'10" x 7'10" (3m x 2.39m)
Dado rail, wood grain effect laminate flooring, radiator and open archway to kitchen. Set of double modern wooden glazed doors to conservatory/sunroom.

KITCHEN

9'10" x 7'10" (3m x 2.39m)
Fitted with a comprehensive range of base, wall and drawer units with dark granite effect work surface incorporating stainless steel sink and drainer with mixer tap and tiling to splash backs. UPVC double glazed window with fitted blind and offering an outlook to the rear garden. Built in fridge freezer, washing machine, gas hob with cooker hood over and low level oven. Spotlight track to ceiling, undercounter lighting and integrated wine rack.

SUN ROOM

9'1" x 8'0" (2.77m x 2.44m)
UPVC double glazed construction set to a low wall with radiator, fitted blinds to windows and fully glazed PVC door giving access to the rear garden. Insulated roof, power sockets and ceiling light point.

FIRST FLOOR LANDING

Modern wooden doors to bedrooms, bathroom and matching door to cupboard over the stairs as well as boiler cupboard housing the Ideal gas combi boiler for the heating and hot water systems with shelved airing space. Drop down ladder access to loft and ceiling light point.

BEDROOM

13'11" x 9'9" (4.24m x 2.97m) widest points
Double room situated to the rear of the property with a range of fitted bedroom furniture comprising of wardrobes, drawers, bedside units and upper storage cupboards. UPVC double glazed window to rear with fitted blind, radiator and ceiling light point.



BEDROOM

13'11" x 9'9" (4.24m x 2.97m)
Further double room to the front with radiator, ceiling light point and power. UPVC double glazed window to front with fitted wooden blind looking down to the front garden and parking bay.

BEDROOM

8'1" x 7'6" (2.46m x 2.29m)
Single room with uPVC double glazed window to front with blind looking to the front garden and parking. Radiator, ceiling light point and power.

SHOWER ROOM

7'7" x 5'11" (2.31m x 1.8m)
Fitted with a modern three piece suite comprising of glazed shower cubicle with grey shower tray and anthracite shaded shower with flexi track spray and fixed rain head, modern vanity unit housing wash hand basin with mixer tap, storage cupboard under and concealed cistern WC with push button flush. Modern panelling to walls and ceiling with inset lights, uPVC double glazed window, fixed mirror to wall, laminate tile effect flooring and tall chrome anthracite shaded ladder style towel rail.

EXTERIOR

To the front of the property is the excellent advantage off road parking on a lovely brick set parking area. From here there is a flagged path to the side leading to the front door, attractive area of lawn with shrubs and bushes and hedging to side. To the rear of the property is a pleasant, enclosed garden area that is well landscaped with brick set paths and patio seating areas. Artificial grass, borders and fencing complementing the outside space. Rear gate with path leading to garage.

GARAGE

17'0" x 9'4" (5.19m x 2.85m) Single garage with electric light, power with modern roller door. To the side of the garage are some parking bays also utilised by the property.

