

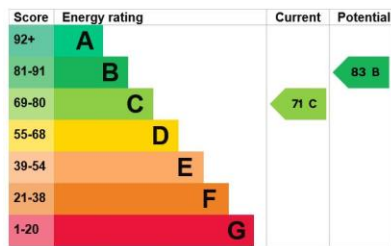
DIRECTIONS

Proceed from our office onto the A590 in the direction to Barrow. At Dalton roundabout take the 2nd exit left. Proceed along the road until you reach the next roundabout at Elliscales where you will take the 3rd exit on Askam Road. Follow the road approx 2 miles. Turn left onto Ireleth Road (near train crossing) then immediate right onto Duddon Road. Turn left onto Lord Street, stay on Lord Street until you see a left hand turn onto Fallowfield Road then turn right onto Sandy Lane where the property can be found at the end on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/tourist.argued.investors>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 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.



£375,000



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1



GARAGE & PARKING

**Hil'njay, Sandy Lane,
 Askam-in-Furness, LA16 7BD**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Spacious detached bungalow situated towards the head of Sandy Lane in the popular village of Askam in Furness. Owned since original construction and is now reluctantly offered for sale due to downsizing. Set on a generous mainly level plot and offers spacious accommodation comprising of entrance hall, lounge/dining room, modern fitted breakfast kitchen, three excellent double bedrooms and family bathroom. Off road parking and attached sizable garage, complete with double glazing and gas fired central heating system with the location offering convenient access to the village centre and amenities. Considered suitable for a range of buyers including the family purchaser. In all, a superb property of excellent proportions with early viewing invited.



Accessed through a PVC double glazed mahogany shaded front door with matching side windows into:

ENTRANCE HALL

28' 9" x 5' 10" (8.76m x 1.78m)

Two radiators, dado rail and mahogany shaded doors to internal rooms as well as double doors to kitchen and double doors to cloaks cupboard. Door to built in airing cupboard, two ceiling light points, coving to ceiling and further set of double doors to the end of the hall to lounge/dining room.

LOUNGE

13' 11" x 19' 10" (4.24m x 6.05m)

Three wood frame double glazed windows to front, side and rear, central fireplace feature with wooden fire surround, conglomerate inset and hearth with living coal flame gas fire. Three radiators, coving to ceiling and two ceiling light points.

KITCHEN

12' 10" x 19' 10" (3.91m x 6.05m)

Modern kitchen fitted with a comprehensive range of base, wall and drawer units with stone effect work surface over incorporating double sink and drainer and matching upstand.

Central island with five ring induction hob, drawers, corner cupboards and breakfast bar area. Built in double oven, fridge freezer and dishwasher. Tiled floor, attractive modern panelling to walls, coving to ceiling, wood frame double glazed window to rear offering an aspect down to rear garden area and wooden half glazed door to garden.

BEDROOM

11' 10" x 13' 8" (3.61m x 4.17m) widest points

Double room with fitted wardrobes to one wall comprising of cupboards, drawers, central dresser drawer unit and matching bedside cabinets. Wood framed double glazed window to side, radiator, coving to ceiling and ceiling light point.

BEDROOM

10' 0" x 13' 8" (3.05m x 4.17m)

Further double room with wood framed double glazed window to side, radiator, coving to ceiling and ceiling light point.

BEDROOM

10' 3" x 10' 7" (3.12m x 3.23m)

Double room with radiator, wood frame double glazed window to front, coving to ceiling and ceiling light point.



BATHROOM

9' 7" x 10' 7" (2.92m x 3.23m)

Modern four piece suite in white comprising of WC with push button flush, panelled bath with mixer tap, wash basin inset to vanity unit with storage cupboards under, mixer tap and mirrored fronted bathroom cabinet over and glazed shower cubicle with thermostatic shower and fixed rain head. Full tiling to walls and floor, radiator, wood framed double glazed pattern glass window, Xpelair extractor and coving to ceiling.

GARAGE

20' 2" x 10' 8" (6.15m x 3.25m)

Up and over door and with PVC double glazed window to side. Housing gas boiler for the heating and hot water systems, electric light and power and half glazed wooden door to rear.

EXTERIOR

Spacious detached bungalow set on an attractive, well proportioned plot with tarmac drive to the front, turning space and access to integral garage. The front garden has a flagged patio, gravelled topped borders interspersed with shrubs and bushes and to the side a further flagged patio with raised borders. Flagged pathway continues to the side with borders running along the perimeter and shallow steps give access to the level rear garden area. The rear garden area is laid for ease of maintenance and hard landscaped with gravelled seating area, flagged patio and fencing to the perimeter.

