

Total area: approx. 127.3 sq. metres (1370.2 sq. feet)

DIRECTIONS

Entering Askam via Dalton Road/A595 from Dalton By-Pass roundabout with Askam train station on your left and CJS Car Sales on your right, continue to the right around the bend into Ireleth Road, taking your first left into Saves Lane. Take your first left into Ireleth Court Road where the property can be found right in front of you at the end of the cul-de-sac.

The property can be found by using the following "What Three Words" https://w3w.co/novel.burden.housework

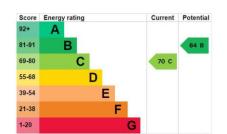
GENERAL INFORMATION

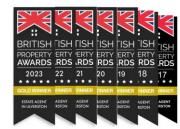
TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electricity, water and drainage 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.





£325,000

















12 Ireleth Court Road, Askam-in-Furness, LA16 7EN

For more information call 01229 445004

2 New Market Street Ulverston Cumbria LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Detached bungalow situated in a quiet cul-de-sac, just moments away from picturesque beaches, rural walks and close to amenities, primary school and transport links. Suitable for a variety of buyers set in ample sized grounds with driveway for several vehicles, integral garage and conservatory. Comprising of entrance vestibule, hallway, spacious lounge, kitchen/diner with integral appliances, uPVC conservatory, utility room, three bedrooms and family bathroom. Driveway, garage and low maintenance gardens to the side and rear with views. Complete with gas central heating system, uPVC double glazing as well as a good standard of internal presentation this excellent home is recommended for early viewing.



Accessed though a PVC door into:

ENTRANCE HALL

Storage cupboard and access to:

HALLWAY

Storage cupboard, access to lounge, kitchen/diner, bedrooms and bathroom. Ceiling light point.

LOUNGE

16' 1" x 10' 9" (4.92m x 3.30m)

 $\label{lem:upvc} \textbf{UPVC double glazed window, ceiling light point and radiator.}$

KITCHEN/DINER

24' 11" x 9' 2" (7.60m x 2.80m) widest points

Fitted with a good range of base, wall and drawer units with contrasting worktop over incorporating stainless steel sink and drainer and splashbacks. Integrated gas hob with cooker hood over, electric oven, radiator and ceiling light point. Door to utility room, door to and dual aspect windows.

CONSERVATORY

11' 10" x 8' 1" (3.61m x 2.48m)

UPVC double glazed windows to three sides, wood laminate flooring and external double doors.

UTILITY ROOM

6' 6" x 4' 11" (2m x 1.50m)

Base unit with worktop over incorporating sink and drainer, space and plumbing for washing machine, storage cupboard and ceiling light point. External door.

BEDROOM

12' 4" x 10' 9" (3.78m x 3.30m)

Double room, window to rear, ceiling light point and radiator.

BEDROOM

12' 6" x 9' 6" (3.82m x 2.91m)

Window to front, ceiling light point, double wardrobe and radiator.



BEDROOM

10' 5" x 9' 6" (3.18m x 2.91m)

Window to the front, radiator and ceiling light point.

BATHROOM

Fitted with a modern four piece suite comprising of WC, wash hand basin, panelled bath and shower cubicle. Tiled to walls, radiator, ceiling light point, extractor and opaque double glazed window.

EXTERIOR

Set on a good sized plot with ample parking, low maintenance walled gardens and garage.

GARAGE

Electric roller door, light and power.



