



Total area: approx. 119.0 sq. metres (1281.4 sq. feet)

DIRECTIONS

Heading into Askam from Ulverston down Dalton Road, following the road round to the right where it turns into Ireleth Road. Take your second left onto Abbey Heights where the property can be found at the head of the cul-de-sac on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/section.stiletto.jolly>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.



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GARAGE & PARKING

Estate Agency Act 1979

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26 Abbey Heights,
Askam-in-Furness, LA16 7HT

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Detached family home situated on a prestigious development in a cul de sac location whilst being situated just moments away from picturesque beaches, rural walks and other amenities including primary school, local shops and transport links. Recommended for early internal inspection to appreciate the high standards of presentation and spacious accommodation on offer. Comprising of entrance hallway, Cloaks/WC, utility area, spacious lounge, conservatory, kitchen/breakfast room with integral appliances and four bedrooms with master having an en-suite and family bathroom to the first floor. Complete with driveway, garage, front garden, attractive enclosed rear garden, gas central heating system and uPVC double glazing. All in all this ready to move in family home has a lot to offer.



Entered through a PVC door into:

HALLWAY

Doors to under stairs cupboard, WC, utility area with plumbing for washing machine, lounge and kitchen/breakfast room. Ceiling light point and stairs to first floor.

LOUNGE

15' 8" x 11' 11" (4.78m x 3.64m)
Family room with wood burning style gas fire with wooden mantle over, radiator, coving to ceiling and ceiling light point. Window to conservatory and sliding patio doors to:

CONSERVATORY

22' 1" x 13' 7" (6.75m x 4.15m)
UPVC double glazed windows with blinds set to low wall with additional doors to rear garden. Polycarbonate roof, radiator and wall lights. French doors to:

KITCHEN/BREAKFAST ROOM

20' 4" x 8' 10" (6.2m x 2.69m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap, matching upstands and tiled splash backs. Integrated four ring gas hob with cooker hood over and electric double oven under.

Further integrated appliances include microwave, dishwasher and wine cooler. Space for fridge/freezer, display dresser, breakfast bar area, tiled floor, radiator, ceiling light points and overhead spot lights to window. Door to side.

WC

Two piece suite comprising of low level, dual flush WC and wash hand basin. Ceiling light point, radiator and uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to all bedrooms and family bathroom. UPVC double glazed window to front and ceiling light point.

MASTER BEDROOM

10' 11" x 9' 5" (3.33m x 2.87m)
Double room with ceiling light point, radiator and uPVC double glazed window to rear. Door to ensuite.

ENSUITE

Three piece suite comprising of low level, dual flush WC, vanity unit with cupboard under housing wash hand basin with mixer tap and shower cubicle. Ladder style radiator, ceiling light point and opaque uPVC double glazed window.



BEDROOM

10' 7" x 8' 10" (3.23m x 2.69m)
Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

9' 5" x 6' 11" (2.87m x 2.11m)
Small double or excellent sized single with uPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

7' 10" x 6' 5" (2.39m x 1.96m)
Single room with uPVC double glazed window to front, ceiling light point and radiator.

BATHROOM

6' 2" x 5' 9" (1.88m x 1.75m)
Three piece white suite comprising of panelled bath with mixer taps and shower screen, vanity unit with cupboards under housing wash hand basin with mixer tap and low level, dual flush WC. Tiled walls and floor, ladder style radiator and spot lights to ceiling. UPVC double glazed window to front.

EXTERIOR

Driveway extending to garage and low maintenance garden to front. To the rear is an enclosed garden with artificial lawned area giving access to bar, seating area and paved patio area. Complete with raised plants, rockery, access gates to both sides of the property and outside electric points.

GARAGE

Electric light and power.

