

Total area: approx. 87.9 sq. metres (946.0 sq. feet)

**JH
Homes**

£125,000



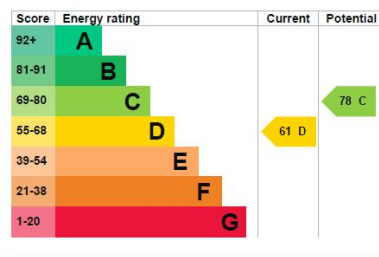
DIRECTIONS

On entering Askam via the A595, passed the brickworks, turning left into Lots Road. Follow the road and take your first left into New Road, which will eventually lead to Harris Street. Follow this road round to your left and into Stafford Street where the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/clattered.petty.stopwatch>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains Gas, Electric, Water & Drainage 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
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**14 Stafford Street,
Askam-in-Furness, LA16 7BZ**

For more information call **01229 445004**

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

Well presented traditional terrace which is within proximity of the beach in this popular coastal village of Askam-in-Furness. Comprising of entrance porch, lounge, dining room, fitted kitchen, ground floor shower room and three bedrooms to the first floor. Benefitting from uPVC double glazing, gas central heating system and a fully enclosed rear yard. This home can be used in a variety of ways depending on your lifestyle, whilst being perfectly located with access to the beach, local amenities, shops and schools and Askam Railway Station. Taking all of this into account there really isn't a reason not to view this lovely home, particular interest to young buyers, couples or maybe a landlord looking for a good quality investment.



Accessed through a PVC door into:

ENTRANCE PORCH

Door to:

LOUNGE

13' 2" x 11' 6" (4.03m x 3.52m)

Gas fire, radiator and uPVC double glazed window to front. Archway to:

DINING ROOM

13' 3" x 9' 11" (4.05m x 3.03m)

Feature electric fire, radiator, understairs cupboard and uPVC double glazed window to rear. Door to staircase and door to:

KITCHEN

18' 9" x 6' 8" (5.74m x 2.04m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and splash back tiling. Integrated electric oven and hob with cooker hood over, space for fridge/freezer and space and plumbing for washing machine. Wall mounted combination boiler for the hot water and heating system. Sliding door to:

REAR PORCH

External door to yard and door to:

SHOWER ROOM

Three piece suite comprising of WC, wash hand basin and shower cubicle. UPVC double glazed window to side.

FIRST FLOOR LANDING

Doors to all bedrooms.



BEDROOM

13' 2" x 11' 10" (4.03m x 3.62m)

Double room with uPVC double glazed window to front and radiator.

BEDROOM

13' 3" x 7' 6" (4.05m x 2.30m)

Further double room with uPVC double glazed window to rear and radiator.

BEDROOM

8' 11" x 6' 8" (2.74m x 2.04m)

Single room with uPVC double glazed window to side and radiator.

EXTERIOR

Yard to the rear with outbuilding and access to service road.

