

Total area: approx. 79.1 sq. metres (850.9 sq. feet)

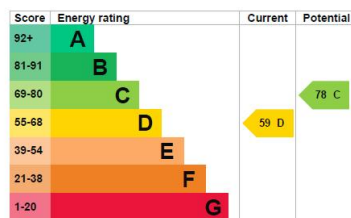
DIRECTIONS

From the Dalton in Furness bypass roundabout proceed towards Askam-in-Furness along the A595. On entering the village, turn right by the Car Sales Garage (with the railway crossing on the left) continue for a short distance and turn right into Broughton Close and right again into Kirkby Close where the property can be found on your right hand side.

The property can also be found using the following What3words: <https://w3w.co/attic.boating.rinse>

GENERAL INFORMATION

TENURE: Freehold.
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, electric, water 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.



£218,000



3



3



1



DOUBLE DRIVEWAY

**8 Kirkby Close,
 Askam-in-Furness, LA16 7HH**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Family sized semi detached home situated in a pleasant cul-de-sac position with excellent off road parking and offering super potential in this great level position with close and convenient access to Askam and its amenities including Co-Op store, takeaways, petrol station, schools and the railway station. Comprising of entrance hall, lounge, dining room, conservatory, kitchen to the ground floor and three bedrooms and bathroom to the first floor. Complete with gas central heating system, uPVC double glazing and offers a great opportunity for modernisation and personalization. Suitable for a variety buyers with early inspection advised for this realistically priced property.



Entered through a PVC door into:

HALLWAY

Double doors to lounge and stairs to first floor.

LOUNGE

13' 6" x 12' 4" (4.14m x 3.78m)

UPVC double glazed bow window to front, understairs cupboard, radiator and archway to:

DINING ROOM

10' 1" x 7' 10" (3.08m x 2.39m)

Radiator, door to kitchen and double glazed sliding patio doors to:

CONSERVATORY

8' 8" x 8' 8" (2.65m x 2.66m)

UPVC double glazed windows to rear garden and external doors to patio.

KITCHEN

10' 4" x 7' 1" (3.15m x 2.16m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer and splashback tiling. Integrated electric oven and gas hob with cooker hood over. Space and plumbing for washing machine and space for dryer. UPVC double glazed window to side and external door to patio.

FIRST FLOOR LANDING

Access to bedrooms and bathroom and uPVC double glazed window to side.

BEDROOM

12' 9" x 8' 10" (3.90m x 2.71m)

Double room with built in storage cupboards and drawers, radiator and uPVC double glazed window to front.



BEDROOM

9' 4" x 9' 1" (2.85m x 2.78m)

Radiator and uPVC double glazed window to rear.

BEDROOM

9' 7" x 6' 1" (2.93m x 1.86m)

Single room with uPVC double glazed window to front, radiator and over stairs cupboard housing combination boiler for the hot water and heating system.

BATHROOM

6' 1" x 6' 0" (1.86m x 1.84m)

Modern three piece suite comprising of WC, wash hand basin and bath. UPVC double glazed window to rear.

EXTERIOR

Double driveway to front. Side access to rear garden offering patio, lawned area and flower borders as well as being fenced for privacy considerations.

