

FREEHOLD



33 BEACH STREET, ASKAM-IN-FURNESS, LA16 7BG

£110,000

FEATURES

Traditional Style End Of Terrace

Highly Popular Location

Level Walking Distance To Beach & Amenities

Close To Shops & Train Station

Two Reception Rooms & Kitchen

Three Bedrooms & Bathroom

Yard To Rear

Gas CH System

UPVC DG

Suitable For A Variety Of Buyers



1



2



3



On Road
Parking



An excellent opportunity to purchase a traditional end-of-terrace home ideally located within close proximity of the beach in the ever-popular coastal village of Askam-in-Furness. The well-proportioned and inviting accommodation briefly comprises of an entrance vestibule, comfortable lounge, separate dining room, and a fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom, providing practical and flexible living space. The property further benefits from uPVC double glazing, a gas central heating system, and a fully enclosed rear yard, offering a private and low-maintenance outdoor space. Perfectly positioned for village living, the home enjoys convenient access to the beach, local amenities, shops, schools, and Askam Railway Station, making it an ideal location for both relaxation and everyday convenience. This versatile home would suit a range of buyers depending on lifestyle needs, including first-time buyers, young couples and families.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

LOUNGE

10' 10" x 14' 2" (3.3m x 4.32m)

Gas fire, modern decoration, radiator and uPVC double glazed window to the front.

Double doors to:

DINING ROOM

11' 10" x 14' 2" (3.61m x 4.32m)

Radiator, uPVC double glazed window to rear, understairs cupboard and open plan staircase to first floor. Door to:

KITCHEN

18' 8" x 7' 10" (5.69m x 2.39m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed windows to side, plumbing for washing machine, electric oven, gas hob and space for fridge/freezer. External door to rear yard.

FIRST FLOOR LANDING

Two uPVC double glazed windows to the sides and doors to all upper rooms.

BEDROOM

10' 10" x 14' 2" (3.3m x 4.32m)

Radiator and uPVC double glazed window to the front.

BEDROOM

11' 10" x 8' 7" (3.61m x 2.62m)

UPVC double glazed window to rear, cupboard housing combination boiler for heating and hot water systems and radiator.

BEDROOM

9' 7" x 7' 10" (2.92m x 2.39m)

Radiator and uPVC double glazed window to rear.

BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath, plus uPVC double glazed window to side.

EXTERIOR

Yard to rear with outbuilding and access to the rear service lane and common green.

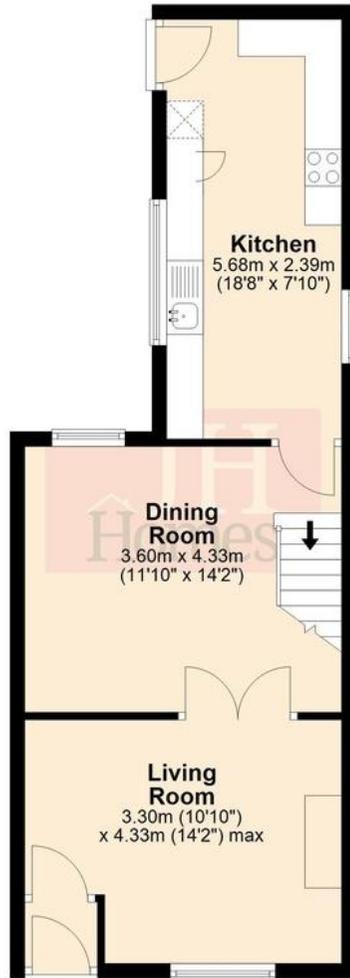


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Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

On entering Askam via the A595, past the brickworks, turn left into Lots Road. At the junction with Duke Street turn right and take your first left into Beach Street.

The property can be found by using the following "What Three Words":

<https://w3w.co/page.blues.clenching>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

