



## 21 Beach Street

Askam-In-Furness, LA16 7BG

Reduced £115,000



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## Approach

Timber front door painted 'Midnight Teal' with inset glazed panes and borrowed light windows affords access into the hall.

## Entrance Hall

**extends to 13'5" (extends to 4.10)**

With halogen lighting and access to the stairs and the front lounge. Riven slate tiled flooring with underfloor heating and 'first frost' decor.

## Reception One

**9'10" x 8'10" (3.00 x 2.70)**

UPVC window with an opening pane to the front aspect. There is an open recess to the chimney for an open fire and slate hearth, four double power points, a telephone point and a light dimmer switch for the halogen ceiling lights. Feature retro opaque glazed block windows with blue frames

A superbly presented room with decor of first frost and the added benefit of underfloor heating.

## Reception Two

**12'5" x 9'2" (3.80 x 2.80)**

With open access to the kitchen. The central feature of the room is the Inglenook style fire recess and red brick surround. Another impressive room with four double brushed steel power points and a useful cupboard and a feature fixed glazed brick inner window. There are also six ceiling/halogen lights with triple brushed steel dimmer switches. Riven, grey shaded slate floor tiles with underfloor heating.

## Kitchen

**12'1" x 7'2" (3.70 x 2.20)**

With two double glazed Fakro Velux style windows

providing plenty of natural light.

The kitchen has been fitted with a good range of modern, attractive shaker style units with granite pattern work surfaces in a grey/oyster shade. There is a white composite sink unit with a mixer tap and inset drainer, a stainless steel Neff four ring gas hob with wok appliance, Neff conventional fan oven and separate Neff combi oven. Integrated Neff fridge and freezer units, recess plumbing for a washing machine and space for a dryer. Peninsula unit and work surfaces to the second reception room and an inclined ceiling with a dimmer switch for the halogen lights. Underfloor heating with slate tiled flooring and cobalt blue ripple effect tiling. The kitchen also has the gas Worcester boiler housed within a unit (last serviced June 2019).

## Rear Porch

With a timber stable door to the rear yard and access to the bathroom.

## Stairway Details

The traditional staircase with painted hand rail leads from the side of the hall to the first floor landing.

## First Floor Landing

With a smoke alarm and halogen light to the ceiling. The decor is pastel duck egg with satin-wood painted doors to the rooms.

## Bedroom One

**9'10" x 12'5" (3.00 x 3.80)**

UPVC double glazed window to the front elevation. Within the bedroom there is a panel radiator and thermostat, four double brushed steel power points and four halogen ceiling lights with a dimmer switch. The decor is of a pastel blue/duck egg style.

## Bedroom Two

12'5" x 9'10" (3.80 x 3.00)

UPVC double glazed window to the rear aspect. There is a panel radiator and thermostat, three double brushed steel power points and four halogen ceiling lights with a dimmer switch. Built in/recessed stairwell cupboard with electric light and access to the insulated loft. Decor of duck egg blue.

- Gas: British Gas - boiler last serviced June 2019
- Electricity: EON
- Water: United Utilities (no meter)
- How Old is the Boiler: 11 Years Old
- The property is available with no chain/vacant possession
- The furniture is available by separate negotiation

## Ground Floor Bathroom

7'2" x 5'10" (2.20 x 1.80)

This is a modern three piece suite in white with chrome fittings and ceramic grey/green/bronze tiling. There is an oval low level bath with a central tap and an over bath bar shower attachment, a low level dual flush WC and a 'D' shape vanity basin with a star mixer tap and white gloss cabinet. Chrome tubular vertical ladder style radiator, an extractor fan and a shaver point. Riven slate tiled flooring, underfloor heating and halogen lighting.

## Exterior

To the rear, the yard is well maintained and concreted with an external power point, water tap and light. There is a stable gate to the rear leading to a lovely common-land recreational area.

## Additional Information (Provided by Vendor)





## Road Map



## Hybrid Map

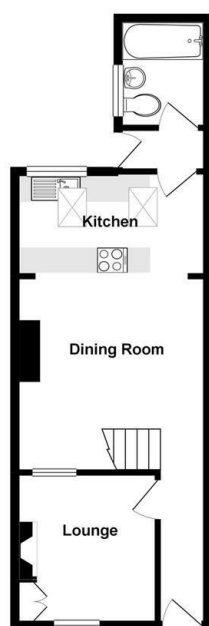


## Terrain Map

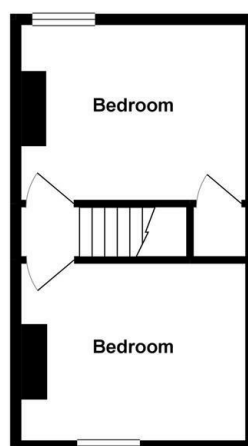


## Floor Plan

Ground Floor



1st Floor



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the document. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given for their operation or efficiency can be given.  
Made with 3dMapmap 8/2019



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