

Off road parking giving access to 2 gardens

GARDEN 1

Enclosed walled garden to the rear with lawned area, plants and shrubs, access gate, paved seating area and access gate to garden 2

GARDEN 2

With lawned area, mature plants and shrubs, paved seating area and communal pathway to neighbour's garden.

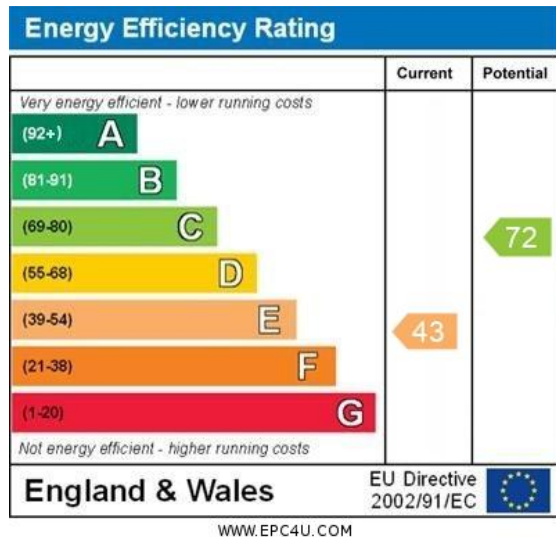
VIEWINGS

Key accompanied

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Tenure

Freehold

Council Tax Band

B

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Ireleth | Askam-in-Furness | LA16 7EG

Asking Price £295,000

- Semi Detached Family Home (circ 1850s)
- Plenty Of Original Features Throughout
- Gardeners Dream (3 gardens)
- 2 Reception Rooms, Utility Room
- Country Style Kitchen/Diner
- 3 Double Bedrooms
- 4PS Bathroom With Roll Top Bath
- CH, Mostly DG, Some Original Windows
- Off Road Parking
- Council Tax Band B, Freehold





Property Description

We are delighted to bring to the market this semi detached family home in the heart of old Ireleth on Saves Lane. The property was built in the year 1850 with plenty of original features and quirky little gems it has to offer. The property comprises of cosy lounge with an open fire place, second reception room, cottage style kitchen/diner with a fire place/oven, sheila maid and utility room. To the 1st floor the property has 3 double bedrooms, 2 with fireplaces, fitted 4 piece suite bathroom with a freestanding roll top bath. The property benefits from central heating, mostly sash style double glazed windows, original windows to the side of the property, original floorboards throughout and outhouse with cloaks W/C. The property boasts 3 separate gardens. To the front of the house there is a mature garden, off road parking to the rear which also gives access to a walled enclosed private garden, then access through "secret garden" gate to an extra garden with mature plants, shrubs. The property is a true delight with lots of original and quirky features, gardeners dream and has the added gem of off road parking. Viewing is highly recommended.

SERVICES

Gas, Water, Telephone, Electric, Drainage.

FRONTAGE INCLUDING FRONT GARDEN

Front garden with lawned area, plants, shrubs, trees, access path and side access gate, and Door to lounge.

LOUNGE

11' 1" x 12' 4" (3.40m x 3.78m)

Double glazed sash style window, radiator, tv point, feature fire place with open fire, built in storage cupboard, wood effect flooring, coved ceiling. Door to –

SECOND RECEPTION ROOM

12' 1" x 13' 6" (3.70m x 4.14m)

Light and bright with 2 windows, a double glazed sash style window and a wooden window, wood effect flooring, dado rail, coved ceiling, feature fire place with open fire place.

KITCHEN/DINER

11' 0" x 12' 0" (3.37m x 3.68m)

Double glazed sash style window, stable door to rear, fitted cottage style kitchen with wall and base storage units with worktops to compliment, inset Belfast sink with mixer taps, plumbing for dish washer, Stoves freestanding double oven, 5 ring induction hob with extractor over, built in storage cupboards, feature fireplace with working range/oven, radiator, tiled flooring and stairs to first floor.

UTILITY ROOM

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

Original window, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, (boiler), tiled splash, tiled flooring.

LANDING

Access to loft and doors to –

BEDROOM 1

13' 1" x 12' 7" (3.99m x 3.86m)

With garden views, double glazed sash style window & 1 original window, feature fire place and a radiator.

BEDROOM 2

10' 10" x 12' 0" (3.32m x 3.68m)

With garden views, double glazed sash style window, wooden flooring, feature fire place and a radiator.

BEDROOM 3

10' 9" x 12' 4" (3.28m x 3.77m)

With lovely views of the Lake District, double glazed sash style window and a radiator.

BATHROOM

Frosted original window, 4 piece suite with low level W/C, pedestal hand wash basin with mixer taps, freestanding bath with mixer taps/shower head, shower cubicle with shower, under floor heating, tiled flooring, tiled splash and a towel rail radiator.

OUTHOUSE

7' 0" x 13' 9" (2.15m x 4.21m)

Outhouse with double glazed windows, double glazed door, cloaks/WC, hand wash basin and water tap.

YARD

Access gate, water tap, rear off road parking and access to outhouse.

