

FREEHOLD



WAKEFIELD STREET, ASKAM-IN-FURNESS, LA16 7JR

£175,000

FEATURES

Family Sized Mid Terrace

Built Circa 1992 By Price
& Clews

Highly Popular Parklands
Estate

Double Glazing & Modern
Gas CH System

Entrance Vestibule &
Open Plan Lounge

Dining Room & Kitchen

Three Bedrooms & Wet
Room

Garden To Front

Off-Road Parking To
Rear

Early Inspection
Advised



1



2



3



Off Road
Parking



Situated on the popular Parklands Estate, this three-bedroom mid-terrace property was built by Price & Clews and has been owned by the same family since new in circa 1992. Offering spacious accommodation, front garden and off-road parking to rear, the property presents an opportunity for buyers looking to modernise and make it their own. Benefiting from double glazing and gas central heating system, the accommodation comprises of entrance vestibule, open-plan lounge, generous kitchen/diner, three well-proportioned bedrooms and wet room. Externally, there is a lawned garden to the front, while the rear provides a driveway and further outdoor space. Conveniently located for a range of local amenities, including schools, shops, regular bus services, the train station and the nearby beach. There are also good transport links to Barrow-in-Furness, Dalton-in-Furness and the historic market town of Ulverston. While some cosmetic updating and modernisation would be beneficial, the property offers plenty of scope for improvement and personalisation. With its spacious accommodation, outdoor space and popular location, it is likely to appeal to first-time buyers, families and investors alike.

Entered through a PVC door into:		
ENTRANCE VESTIBULE Door to:	KITCHEN <i>8' 10" x 7' 3" (2.69m x 2.21m)</i>	BEDROOM <i>8' 11" x 11' 2" (2.74m x 3.41m)</i>
	Fitted with a range of base, wall and drawer units with worktop over incorporating one and half bowl sink and drainer with mixer tap and tiled splash backs. Integrated oven and gas hob with cooker hood over and space and plumbing for washing machine. UPVC double glazed window to rear and wall mounted combination boiler for the hot water and heating system.	Double room with two double wardrobes, radiator and uPVC double glazed window to front.
LOUNGE <i>15' 4" x 16' 3" (4.68m x 4.97m)</i> Double glazed bay window to front, gas fire with feature surround, stairs to first floor with under stairs storage and double doors to:	FIRST FLOOR LANDING Storage cupboard and access to all upper rooms.	BEDROOM <i>8' 11" x 12' 0" (2.74m x 3.66m)</i>
		Further double room with radiator and double glazed window to rear.
DINING ROOM <i>8' 10" x 8' 0" (2.69m x 2.44m)</i> External door to rear, radiator and open to:		BEDROOM <i>6' 1" x 7' 1" (1.86m x 2.16m)</i>
		Single room with uPVC double glazed window to front and radiator.

WET ROOM

Two-piece suite comprising of WC and wash hand basin with wall mounted electric shower and floor drain. Extractor fan and UPVC double glazed window to rear.

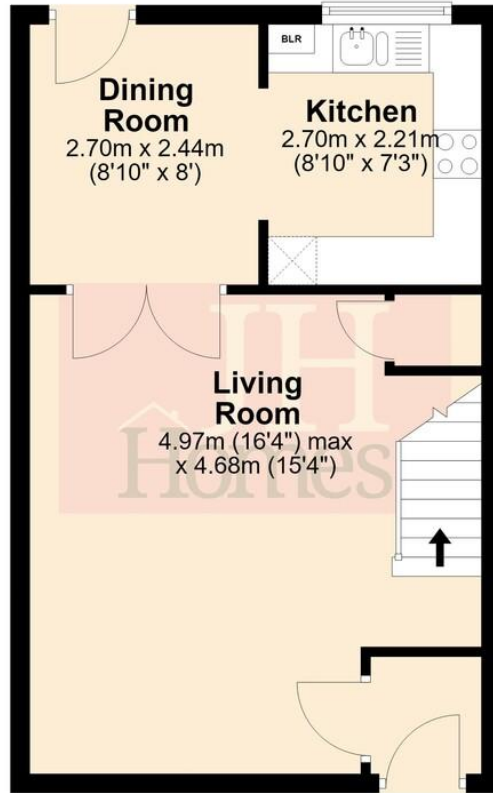
EXTERIOR

Set on a good-sized plot with ample parking and lawned garden to front.



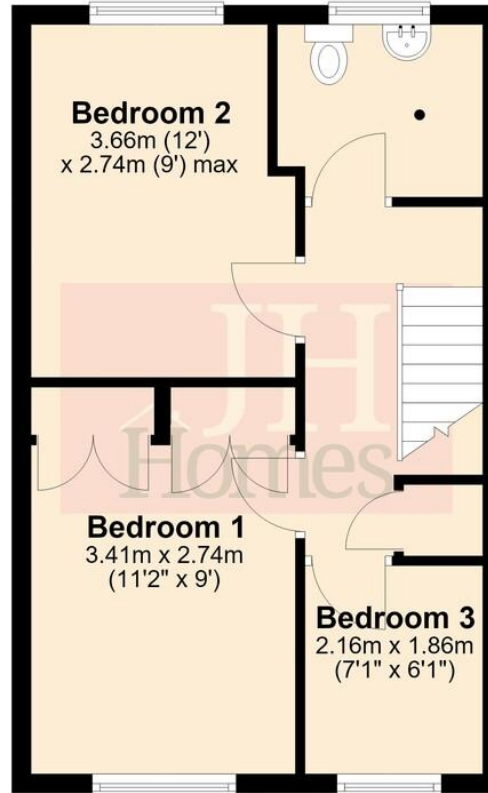
Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



Total area: approx. 70.5 sq. metres (759.0 sq. feet)

Call us on
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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains Gas, Electric, Water & Drainage are all connected

DIRECTIONS:

Leaving Ulverston along the A590 heading towards Dalton. At the first roundabout at the top of Melton Hill take second right and continue following the road until the next roundabout, take the third exit heading towards Askam. After the brickworks, turn left into Lots Road, follow the road round, turning left into New Road, and second right into Parklands Drive. Take your second right into Wakefield 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/lock.dried.ample>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	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.