

29 EVERS COTTAGES, SAVES LANE, ASKAM-IN-FURNESS, LA16 7EB

£270,000

FEATURES

- Delightful Cottage In Quiet Location
- Formerly 2 Cottages
- Enclosed Garden To Front
- Off-Road Parking For Small Vehicle
- Garage & Garden Room
- Lounge & Kitchen/Dining Room
- Utility Area & Bathroom
- Three Bedrooms & Shower Room
- Early Inspection Advised
- No-Chain Involved





2 | 3 | 3 | Garage, Off Road Parking

JH Homes

A charming and beautifully presented traditional mid-terrace cottage, originally two separate properties and now thoughtfully combined into one spacious family home. Ideally situated in the highly sought-after village of Ireleth, the property enjoys a delightful front garden with parking for a small vehicle, a garage, and a versatile garden room. This attractive home is likely to appeal to a wide range of buyers, including families, professionals, and investors. Offering generous and flexible living accommodation throughout, the property requires only minimal modernisation, a factor reflected in its competitive asking price. Benefiting from a gas central heating system, double glazing, a fitted kitchen, family bathroom, and separate shower room, the accommodation is arranged over three floors. The ground floor comprises of a spacious lounge featuring slate flooring and a multi-fuel stove, a well-appointed kitchen/dining room with access to a rear porch and yard, and a useful utility area. On the first floor are two generously sized bedrooms, an additional lounge providing flexible living space, and a modern family bathroom. Occupying the second floor is an impressive principal bedroom enjoying outstanding views towards Black Combe, together with a convenient shower room. Externally, the property offers the rare advantage of off-road parking to the front, along with an enclosed garden, garage, and garden room. To the rear, there is an enclosed yard with access to the rear service lane. The property occupies a convenient position within this popular village, where a variety of local amenities are close to hand, including a primary school, regular bus services, a Co-op store, railway station, library, convenience shop, and takeaway outlets. The nearby A590 provides excellent links to Dalton-in-Furness, Barrow-in-Furness, and Ulverston, while the A595 offers convenient access along the west coast and towards Sellafield, making the property ideally placed for both local living and commuting. Early viewing is highly recommended to fully appreciate the character, space, potential, and desirable village location that this delightful home has to offer.

Accessed through a PVC door into:

LOUNGE

8' 3" x 13' 9" (2.51m x 4.19m)

Entrance door, double glazed window to the front and multifuel burner with feature surround and oakwood mantle. Slate flooring, door to utility area and door to:

KITCHEN/DINING ROOM

9' 10" x 13' 9" (3m x 4.19m) max

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Double glazed window to the rear, gas cooker point, coal effect living flame gas fire with brass trim, brick surround and yew wood mantle. Radiator plus space for a fridge and dining table. Open to:

REAR PORCH

Two uPVC double glazed windows to the side and rear, wall mounted combination boiler for the heating and hot water system, radiator and external door to rear yard.

UTILITY AREA

18' 2" x 10' 2" (5.54m x 3.1m)

External/entrance door, double glazed window, base and wall units, and sink with mixer tap. Plumbing for a washing machine, space for a freezer and external PVC door with matching side panel to rear yard.

FIRST FLOOR LANDING

Access to lounge, two bedrooms and a bathroom.

BEDROOM

10' 2" x 7' 3" (3.1m x 2.21m)

Radiator and double glazed window to the front.

BEDROOM

8' 3" x 13' 9" (2.51m x 4.19m)

Double glazed window to the rear and radiator.

BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath. Complete with double glazed window to the rear and tiling to the walls.

LOUNGE

18' 2" x 10' 4" (5.54m x 3.15m)

Dual aspect windows to the front and rear, radiator and staircase to:

SECOND FLOOR LANDING

Storage cupboard, uPVC double glazed window to the rear, plus access to bedroom one and the shower room.

BEDROOM

10' 7" x 10' 2" (3.23m x 3.1m)

Radiator and double glazed window to the front with a wide view over the Duddon estuary and Black Combe.

SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand vanity basin and shower cubicle, plus uPVC double glazed window to the rear.

EXTERIOR

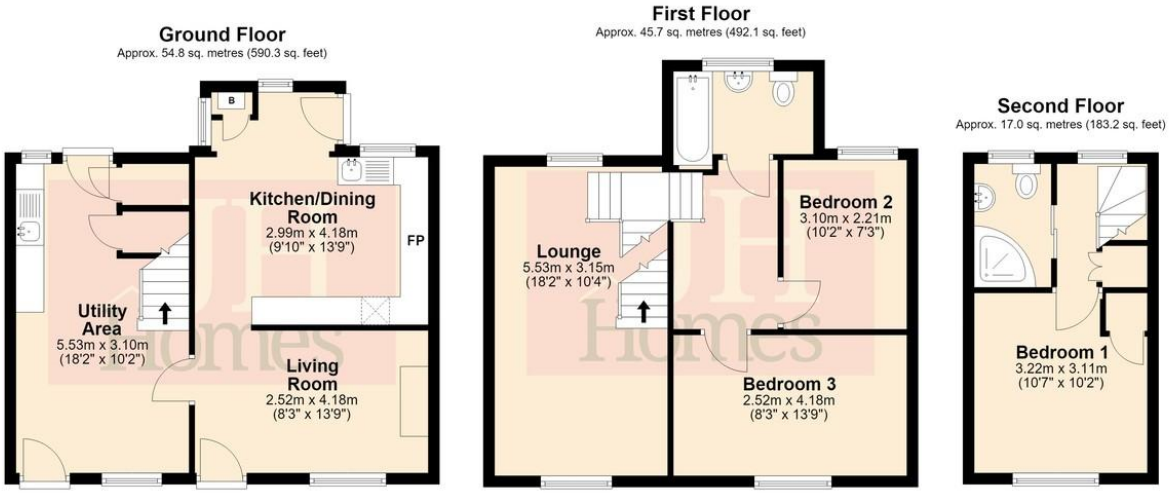
Pleasant and enclosed garden laid mostly to lawn to the front. Off-road parking, garage, garden room and yard to the rear.











Total area: approx. 117.6 sq. metres (1265.6 sq. feet)

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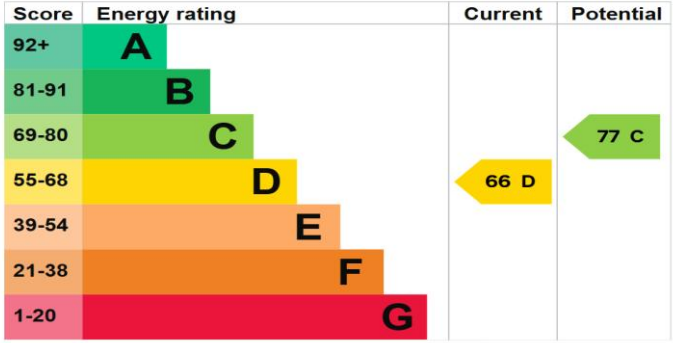
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Head towards Askam in Furness via the A595 and drive down the hill passing the brickworks. Continue down the road until you enter the 30mph speed limit. As you reach Askam with the car sales garage to your right and the railway crossing on the left, follow the road round the right-hand bend and then take the first turn on the left into Saves Lane. Follow this road and you will see the property on the right-hand side.
The property can be found by using the following ''What Three Words'': https://w3w.co/darker.redefined.harshest



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.