



7 Estuary Park

Askam-in-Furness, LA16 7JA

Offers In The Region Of £260,000



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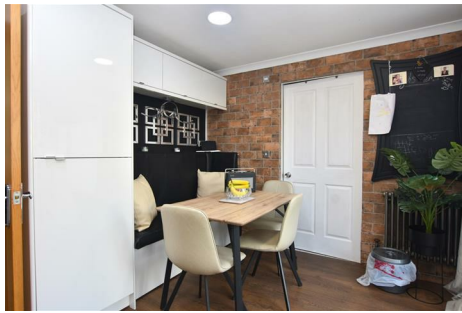
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7 Estuary Park

Askam-in-Furness, LA16 7JA

Offers In The Region Of £260,000



This three-bedroom semi-detached property is situated in a sought-after and convenient location, close to local amenities. Perfect for families, the home boasts modern decor throughout, offering a stylish and comfortable living space. The property includes off-road parking and a well-maintained garden, making it an ideal choice for those seeking both convenience and outdoor space.

As you approach the property there is a block paved driveway and a lawn area.

Upon entering the property you arrive into the hallway which provides access to the lounge and staircase. The lounge has been tastefully decorated with painted walls and wood effect laminate flooring. The room also boasts covings and a wood burning stove. The lounge provides access into the kitchen diner which has been fitted with white gloss wall and base units with quartz work surfaces. The integrated appliances include a Bosch fridge freezer and extractor fan. There is also a freestanding Smeg single oven. The wet room has been fitted with a three piece suite comprising of a WC, wall hung vanity sink and a shower.

To the first floor there are three bedrooms and a bathroom. The first bedroom is situated to the front aspect of the property and has been neutrally decorated and fitted with wood effect laminate flooring and fitted wardrobes. The second bedroom is situated to the rear aspect of the property and has also been neutrally decorated and fitted with wood effect laminate flooring. The third bedroom is situated the front aspect of the property. The bathroom has been fitted with a three piece suite comprising of a WC, vanity sink and a bath.

To the rear of the property there is a patio garden ideal for outdoor seating and relaxation. There is also access to the garage/garden room.

Lounge

11'5" x 17'5" (3.49 x 5.31)

Kitchen Diner

17'5" x 9'8" (5.32 x 2.96)

Wet Room

5'3" x 8'9" (1.61 x 2.67)

Bedroom One

8'3" x 16'0" (2.53 x 4.90)

Bedroom Two

9'10", 12'4" x 8'4" (3.37 x 2.55)

Bedroom Three

6'1" x 8'4" (1.86 x 2.56)

Bathroom

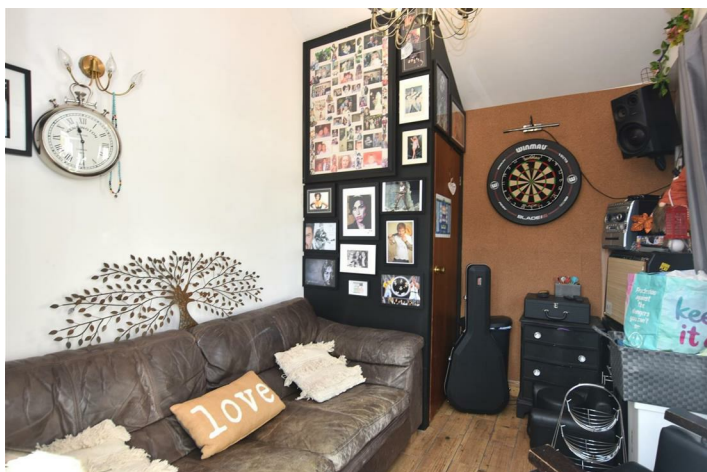
5'10" x 6'4" (1.80 x 1.94)

Garage

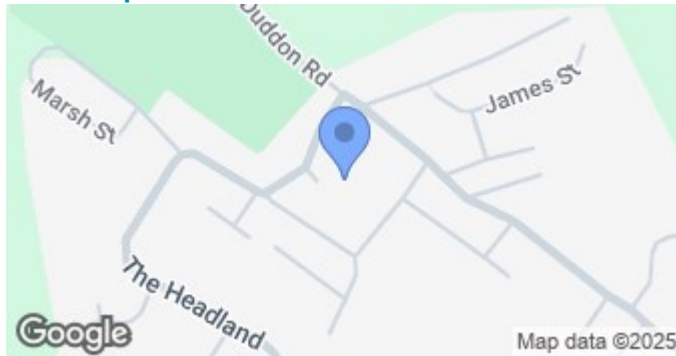
10'11" x 9'11" (3.35 x 3.03)



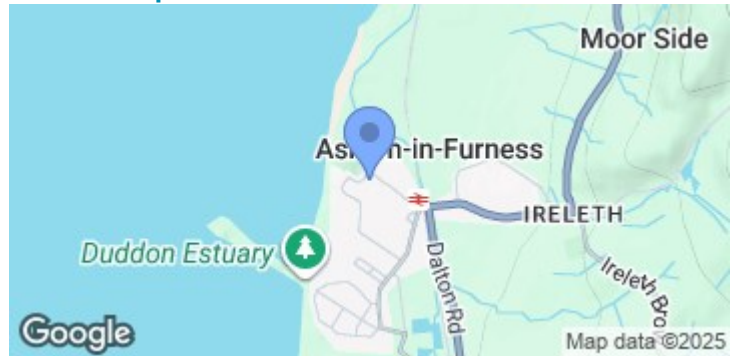
- Ideal Family Home
- Close to Amenities
 - Rear Garden
 - Double Glazing
- Council Tax Band - B
- Popular Location
- Modern Decor Throughout
- Off Road Parking
- Gas Central Heating



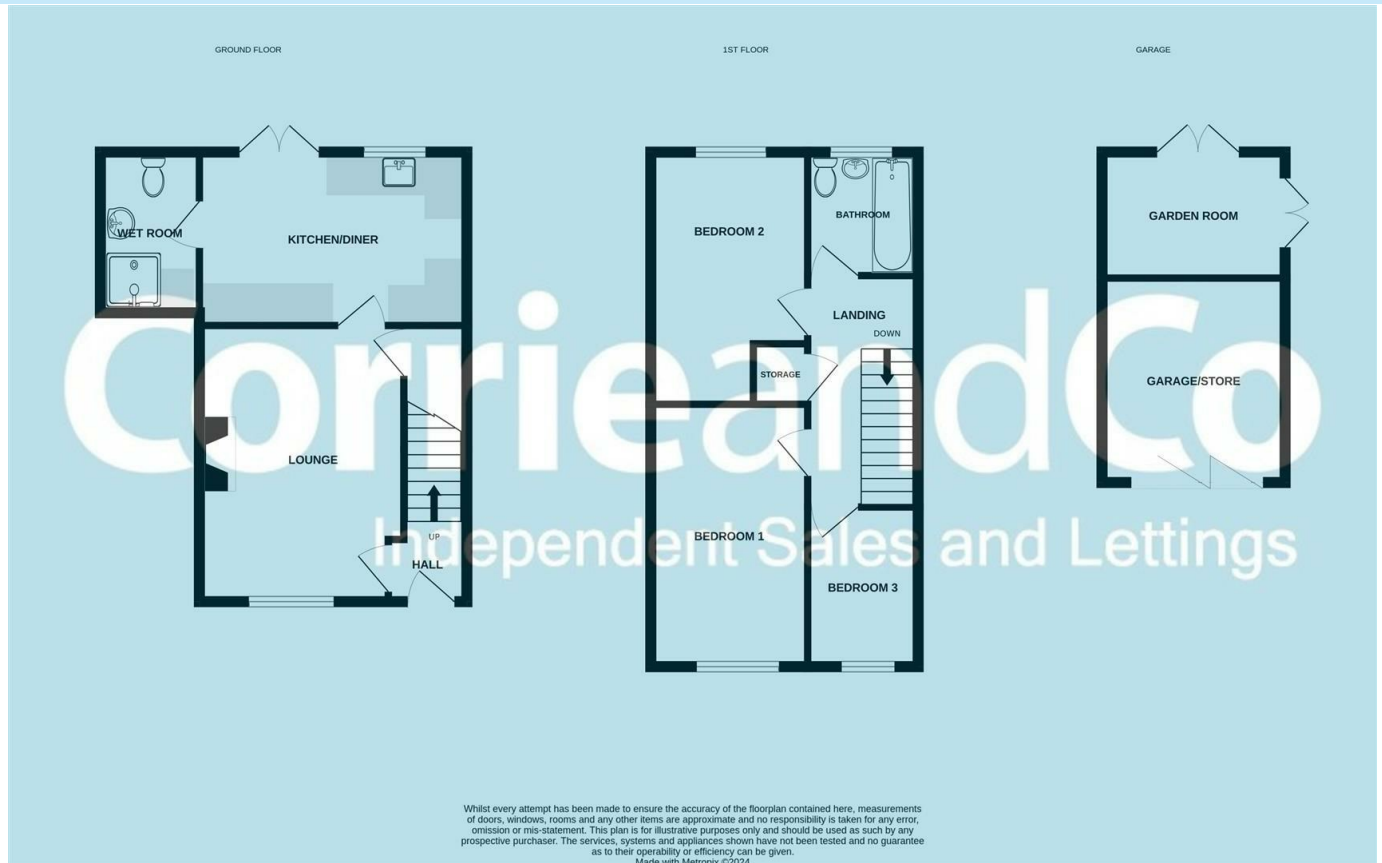
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	85
	EU Directive 2002/91/EC	