



## 17 Ireleth Court Road

Askam-In-Furness, LA16 7EN

Offers In The Region Of £290,000



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## Offers In The Region Of £290,000



*This delightful detached true bungalow offers a perfect blend of comfort and convenience. With impressive space for both private and social living, a large rear garden and off road parking. This property has plenty of sought after and charming characteristics for potential buyers. The surrounding area is known for its picturesque landscapes and friendly community, making it a wonderful place to call home.*

Approaching the property, you're greeted by a tidy driveway that offers comfortable off-road parking, leading to a detached garage set neatly to the side. Moving around to the rear, the home opens out onto a large, well-maintained grass garden—an inviting space ideal for relaxing or entertaining, with ample room for outdoor activities.

Stepping through the front door, you enter a connecting hallway designed to guide you smoothly through the layout of the bungalow. To the left, the lounge and dining area separated by a partial partition wall that adds character without compromising space. A log burner serves as a warm focal point, lending a cosy atmosphere to the living area.

Towards the back of the property, the kitchen is bright and practical with sleek black granite worktops, integrated Bosch appliances, a single and a combi oven, all of which blend seamlessly into the design and are complemented by an abundance of cupboard space that keeps the room uncluttered.

At the centre of the bungalow lies the family bathroom, conveniently placed for easy access from all areas. To the right, three generously sized bedrooms offer flexibility and comfort, each one benefitting from the property's thoughtful, spacious layout.

### Reception

13'1" x 13'7" (4.01 x 4.16)

### Dining area

6'9" x 8'2" (2.08 x 2.49)

### Kitchen

10'4" x 8'7" (3.16 x 2.62)

### Bedroom One

10'11" x 13'5" (3.34 x 4.09)

### Bedroom Two

10'11" x 8'3" (3.33 x 2.54)

### Bedroom Three

9'0" x 9'1" (2.76 x 2.77)

### Bathroom

5'4" x 8'2" (1.65 x 2.51)

### Detached Garage

16'6" x 8'8" (5.03 x 2.66)

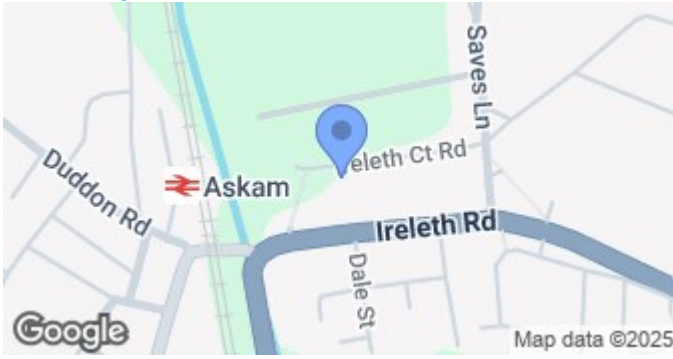


- Local Transport Links
- Large Rear Garden
- True Bungalow Style
- Gas Central Heating

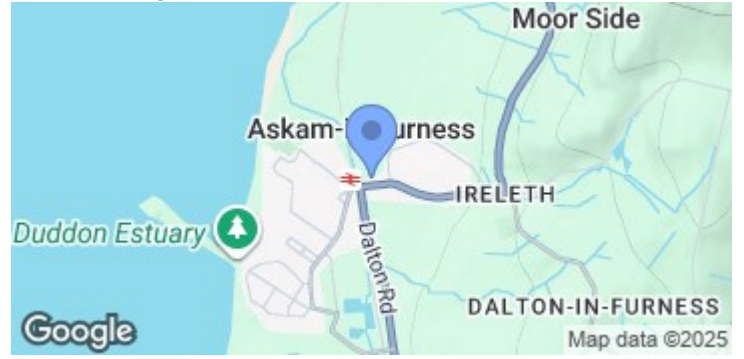
- Large Floorplan
- Off-Road Parking
- Council Tax Band - D
- EPC -



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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		EU Directive 2002/91/EC	