CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



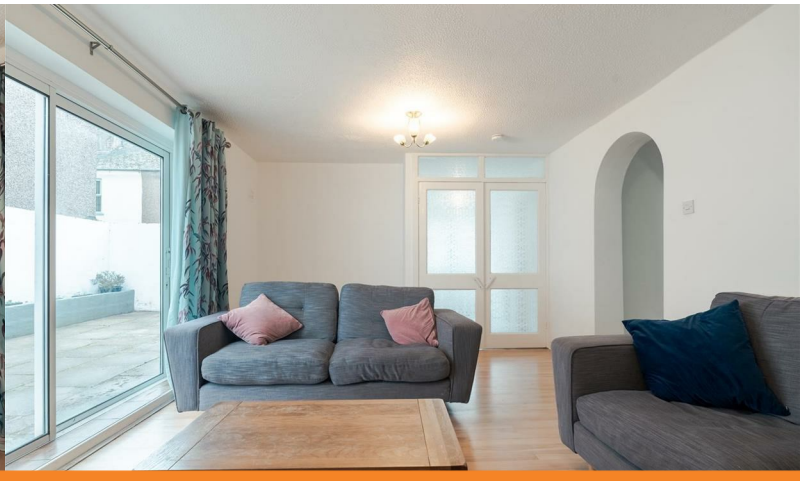
66 Sharp Street

Askam-In-Furness, LA16 7BN

Offers In The Region Of £165,000

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66 Sharp Street

Askam-In-Furness, LA16 7BN

Offers In The Region Of £165,000







A superb end of terrace home, occupying an enviable and substantial plot that is truly unique to the street. Offering versatile accommodation throughout, this well presented property would make an ideal purchase for a first time buyer, growing family or investor. The accommodation has been tastefully presented with neutral, modern décor throughout, creating a welcoming home that is ready to move into while still offering scope for the new owner to make it their own. One of the property's standout features is the generous side "yarden", currently laid predominantly to patio and providing a fantastic outdoor space with considerable potential. The size of the plot also offers scope for a future extension, subject to obtaining the necessary planning permissions and consents, making this an exciting proposition for those looking to add value or additional living space. Offered for sale with no upper chain.

The property is entered via a welcoming hallway, providing access to the principal ground floor accommodation and stairs rising to the first floor.

To the front is a comfortable reception room or third bedroom, offering a versatile space which could be used as a snug, home office or additional sitting room. Moving through the property, you will find the dining room, providing a generous space for a dining table and chairs and creating a pleasant setting for family meals and entertaining. The lounge is a spacious and comfortable third reception room, offering plenty of room for a range of furniture and providing an ideal space for relaxing and unwinding. A window allows natural light to fill the room and overlooks the 'yarden'

To the rear is the modern kitchen, fitted with a range of neutral pale grey units with black laminate worktops and providing space for the usual appliances. The layout offers a practical space for everyday cooking and preparation, with access to the rear of the property. The ground floor is completed by a useful bathroom to the right of the entrance hall, fitted with a bath, wash hand basin and WC.

Ascending to the first floor, you will find two double bedrooms. Both bedrooms offer excellent flexibility, providing comfortable accommodation for family members, guests or those requiring a home office. Offset from the rear bedroom is the bathroom/ensuite, comprising of an oval claw foot bath, a WC and wash basin.

To the rear and side, you will find a substantial, low maintenance garden, offering plenty of space for outdoor furniture, recreation and entertaining. There may also be scope to extend the property, subject to obtaining the necessary planning permissions and consents.

Entrance Hall
5'3" x 10'4" (1.61 x 3.16)

Lounge
11'9" x 17'10" (3.60 x 5.46)

Dining Room
14'4" x 12'4" (4.39 x 3.76)

Reception/Ground Floor Bedroom
12'4" x 10'0" (3.76 x 3.05)

Kitchen
15'11" x 5'11" (min) 9'5" (max) (4.86 x 1.81 (min) 2.89 (max))

Bedroom One
12'2" x 12'11" (3.73 x 3.95)

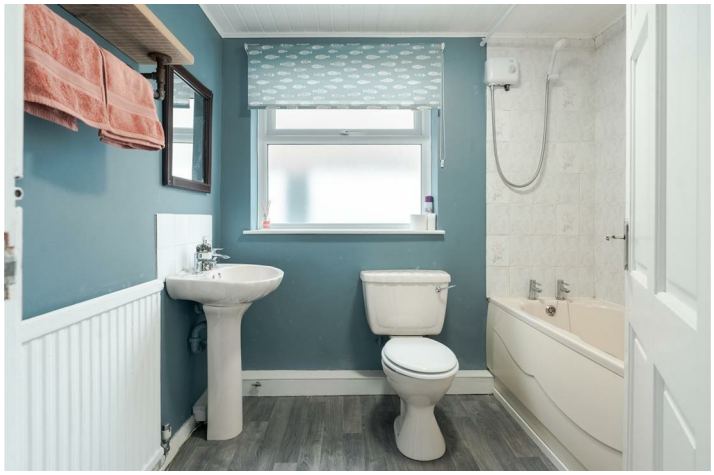
En Suite
7'4" x 6'0" (2.25 x 1.85)

Bedroom Two
9'11" x 10'0" (3.04 x 3.05)

Bathroom
6'0" x 7'11" (1.85 x 2.42)



- Substantial end terrace home
- Sizeable "yarden" with scope for extension (subject to PP)
- No upper chain
- Popular residential location
- Versatile accommodation
- 2 bathrooms (one of which is En Suite)
- Council tax band - B

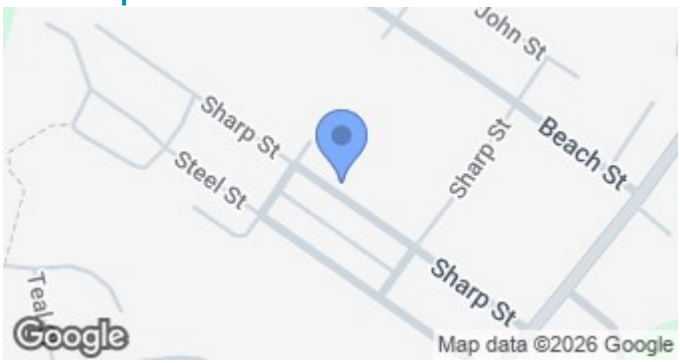




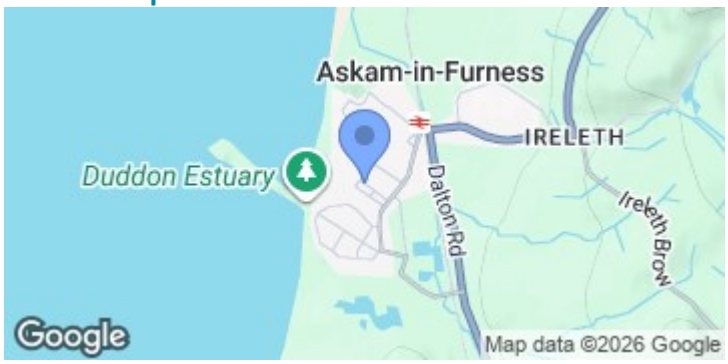




Road Map



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.

