



34 Blea Beck

Askam-In-Furness, LA16 7DG

Offers In The Region Of £270,000



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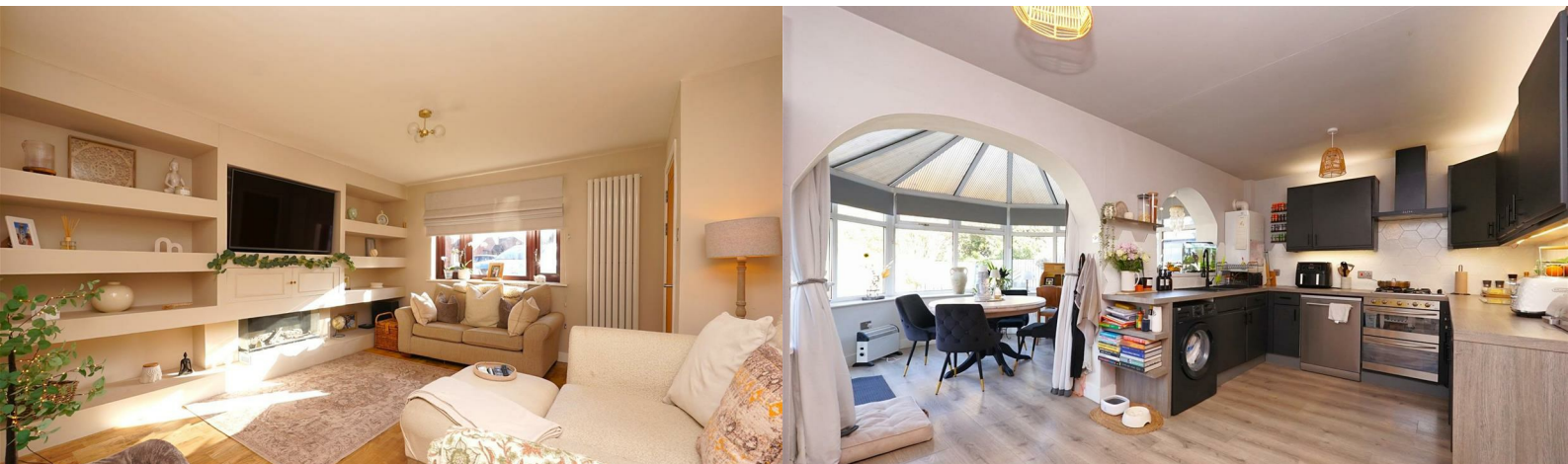
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Nestled in a charming area, this delightful semi-detached house offers a perfect blend of comfort and style. With its lovely decor throughout, the property exudes a warm and inviting atmosphere, making it an ideal family home. The house boasts a spacious living area, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children. The four well-proportioned bedrooms offer plenty of room for family members or guests, ensuring everyone has their own private space.

On approach, you will find a garage, and off road parking.

As you enter this property, you arrive into a hallway decorated with grey panelled walls that lead up they grey carpeted stairs to the first floor, as well as having access to the reception room. The modern reception room has been decorated with cream walls and solid oak flooring, creating a warm and cosy area, and boasting a media wall. From here you can access the kitchen diner, which is a generous open plan space with an arch leading into the conservatory, an ideal area for socialising. The kitchen diner has been fitted with a good range of dark grey wall and base units with black hardware, complimentary wood effect laminate work surfaces, and a honeycomb white splashback, with integrated appliances such as a double oven, a four ring gas hob, an extractor fan, and ample space for free standing appliances as well as dining furniture.

To the first floor you will find four bedrooms and a bathroom leading off of a warmly decorated hallway. The first double bedroom, which is situated to the front aspect of the property, boasts a panelled feature wall with grey carpeting. The second double bedroom has been decorated with a sage green feature wall and laminate flooring, and offers ample space for furniture. The third bedroom is situated to the rear aspect of the property and you can access the fourth room from here, which is currently being used as a dressing room, and has been decorated with neutral walls and cream carpeting.

Externally you will find a low maintenance garden, sectioned with part lawned areas, a patio area, and a covered pergola, ideal for relaxation and entertaining guests.

Entrance Hall

4'3" x 4'3" (1.304 x 1.296)

Living Room

13'11" x 13'3" (4.267 x 4.056)

Kitchen

16'6" x 9'3" (5.041 x 2.834)

Conservatory

11'0" x 9'8" (3.355 x 2.948)

Landing

8'4" x 6'5" (2.542 x 1.960)

Family Bathroom

6'3" x 5'4" (1.918 x 1.628)

Bedroom One

12'11" x 9'9" (3.962 x 2.981)

Bedroom Two

10'6" x 9'9" (3.203 x 2.981)

Bedroom Three

9'3" x 6'5" (2.829 x 1.967)

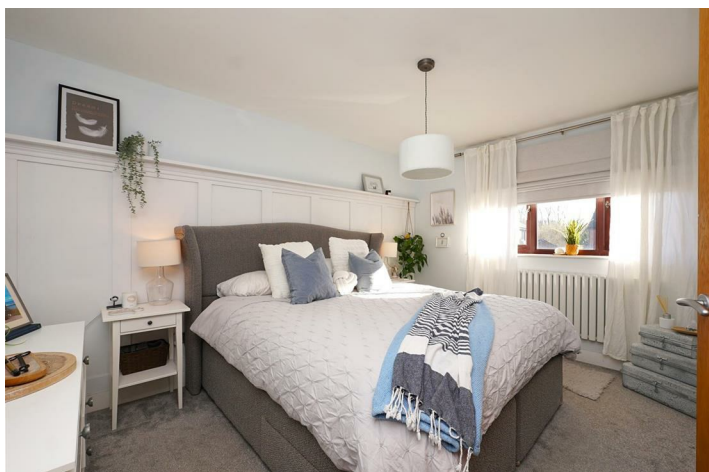
Dressing Room

15'7" x 6'0" (4.750 x 1.833)

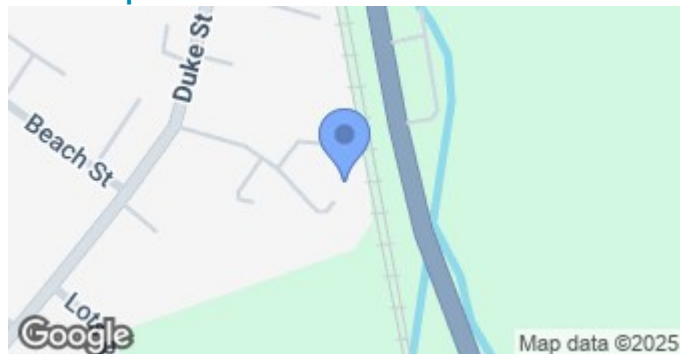


- Semi-Detached
- Garage
- Spacious Living
- Garden To Rear
- Gas Central Heating

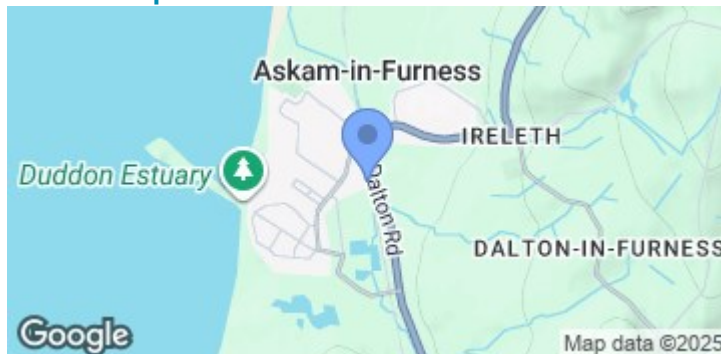
- Modern Décor Throughout
- Off Road Parking
- Four Bedrooms
- Council Tax Band - B
- Double Glazing



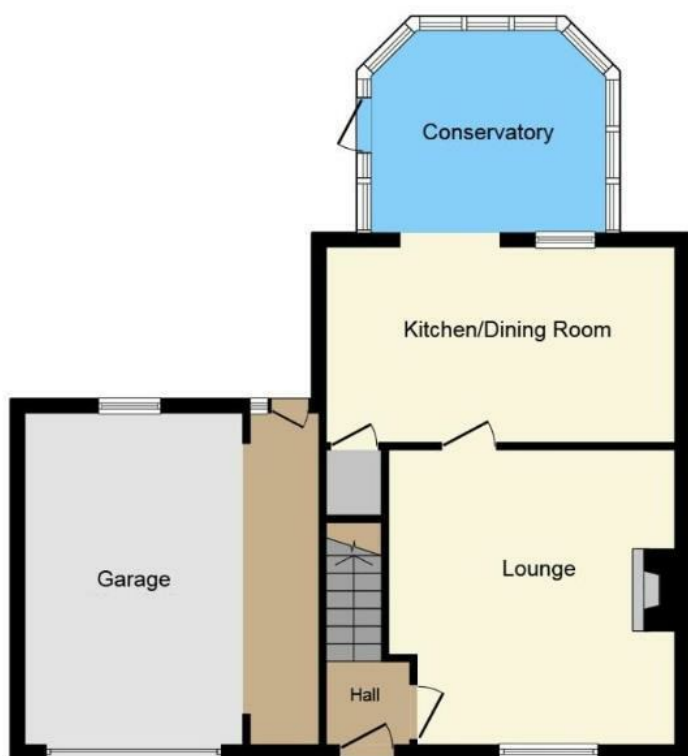
Road Map



Terrain Map



Floor Plan



Ground Floor



First Floor

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

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

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.

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 EU Directive 2002/91/EC		