

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Garth House Saves Lane

Askam-In-Furness, LA16 7EQ

Offers In The Region Of £625,000



5



2



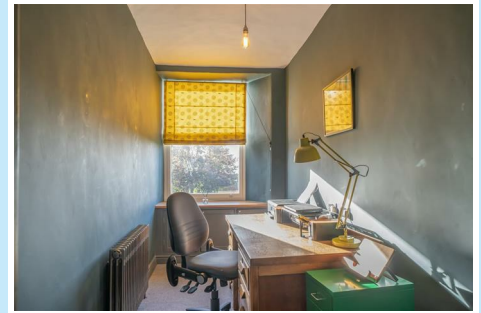
3



# Garth House Saves Lane

Askam-In-Furness, LA16 7EQ

## Offers In The Region Of £625,000



*An incredible, spacious and versatile detached family home bursting with character and providing a true family home feel. Offering five well proportioned bedrooms, two reception rooms and a large kitchen, this property has ample space for social gatherings as well as private living. The front exterior of the house offers an incredible approach with a large front garden and drive, to the side the garage provides additional parking and storage. Located only a stones throw from popular bustling nearby towns including Askam, Dalton and Ulverston, with local transport links to each and easy access to popular amenities and shops.*

This detached family home offers spacious and versatile accommodation throughout. On arrival, a stunning approach down a large driveway featuring a front lawn and mature shrubs. Entering the property you step inside into a long and generous welcoming hall perfect for taking off shoes and coats. Two generously sized reception rooms, both featuring stunning herringbone style flooring, the front reception room features a central wood burning fireplace creating a warm and inviting living space. An ideal dining room sits adjacent to the kitchen, the continuation of the herringbone flooring helps to create a natural flow through the rooms.

The kitchen is beautifully presented with tiled flooring, stylish shaker-style cabinets, and sleek quartz worktops. Integrated appliances include a single oven and a standing range cooker with gas hobs. The space is ideal for hosting family or friends and provides an abundance of worktop space to accommodate all culinary needs. The addition of the utility room and boot room provides a designated space to handle all of the days tasks. Whilst a large sunny conservatory provides an additional social gathering space. Lastly a downstairs WC provides convenience for the family and guests.

Upstairs the property boasts five well-proportioned bedrooms and two contemporary bathrooms, both finished with tiled walls and flooring. The ensuite bathroom is fitted with a bath, WC, and vanity sink, providing a comfortable and private retreat for the master bedroom. The other four bedrooms all offer ample space for a double bed and additional furniture. This stunning home benefits from a large outside area that the whole family can enjoy, a separate allotment/ vegetable patch, and a garage.

### Kitchen

17'3" x 14'2" (5.28 x 4.32)

### Family Room

16'11" x 12'7" (5.18 x 3.85)

### Living Room

15'0" x 11'5" (4.58 x 3.49)

### Dining Room

16'6" x 11'9" (5.03 x 3.59)

### WC

### Boot Room

6'11" x 6'1" (2.11 x 1.86)

### Utility Room

10'4" x 6'3" (3.17 x 1.91)

### Conservatory

9'9" x 9'1" (2.99 x 2.78)

### Bedroom One

11'8" x 16'5" (3.57 x 5.02)

### Bedroom Two

10'6" x 16'6" (3.21 x 5.04)

### Bedroom Three

9'1" x 13'7" (2.79 x 4.16)

### Bedroom Four

8'9" x 13'3" (2.67 x 4.05)

### Bedroom Five

9'6" x 14'0" (2.92 x 4.27)

### Study

12'1" x 5'6" (3.70 x 1.70)

### Bathroom 1

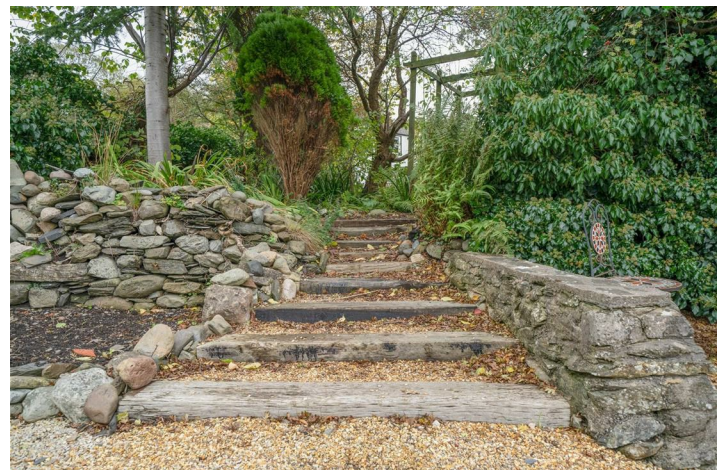
11'6" x 9'5" (3.53 x 2.88)

### Bathroom 2

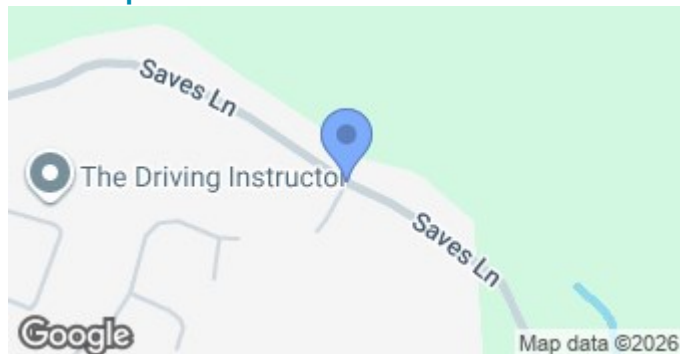
11'1" x 6'6" (3.40 x 1.99)



- Private Driveway
- Woodburning Fire
- Large Outside Area
- 5 Large Spacious Bedrooms
- Large Family Kitchen
- Garage for Parking or Storage
- Attached Allotment Space
- Council Tax Band - F



## Road Map



## Terrain Map



## Floor Plan



This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.

**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	