

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



140 Duke Street

Askam-In-Furness, LA16 7AE

Offers In The Region Of £230,000



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A warm, welcoming and inviting home tucked away in the quaint and picturesque Askam-In-Furness. Situated close to local schools, transport links and amenities making it ideal for a range of buyers. With desirable features such as a large front drive and a rear patioed garden. The property offers three good sized bedrooms and two large reception rooms creating a perfect balance between social and private space.

This semi-detached property offers a practical and modern layout perfect for family life. On approach you are greeted with the convenience of off-road parking with space for multiple cars. You enter through an entrance hall that features a convenient ground-floor cloakroom with a toilet and washbasin. Moving through the property you move into a spacious lounge which provides a comfortable primary living area that includes an under-stairs storage cupboard and the staircase to the upper floor. To the rear of the ground floor is an open-plan kitchen and diner, an equally large space equipped with integrated cooking facilities, spacious workbenches and plenty of cupboard space. A set of double doors leads from the dining area directly out to the rear patio garden.

The first floor has a central hallway that connects all the upstairs rooms. The primary bedroom is located at the front of the home and spans a generous width, it also includes an additional built-in storage cupboard. Two further well-proportioned bedrooms are situated toward the rear of the property. Completing the upstairs accommodation is a family bathroom at the end of the corridor featuring a bath, toilet, and washbasin.

Kitchen Diner

15'9" x 11'10" (4.82 x 3.61)

Reception

13'1" x 13'1" (4.00 x 4.01)

Wc

2'9" x 6'0" (0.85 x 1.83)

Bedroom One

12'11" x 12'6" (3.94 x 3.82)

Bedroom Two

6'8" x 9'1" (2.05 x 2.78)

Bedroom Three

9'1" x 8'8" (2.78 x 2.66)

Bathroom

5'6" x 5'10" (1.70 x 1.80)



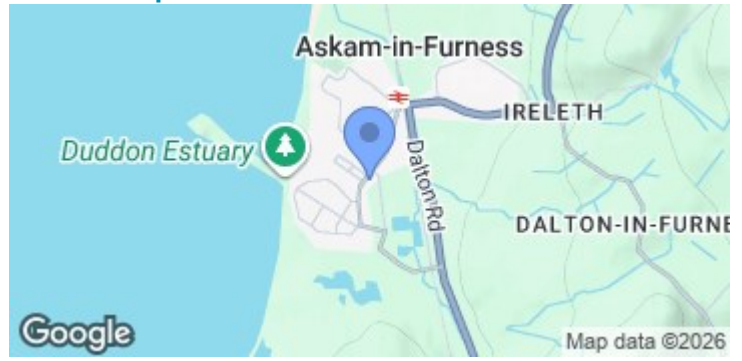
- Suitable for a Range of Buyers
 - Large Front Driveway
 - Rear Patio Garden
 - Gas Central Heating
- Local Transport Links
 - Desirable Location
 - EPC -
 - Council Tax Buyer -



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		EU Directive 2002/91/EC	