

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 42 New Road

Askam-In-Furness, LA16 7JS

Offers In The Region Of £220,000



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# 42 New Road

Askam-In-Furness, LA16 7JS

**Offers In The Region Of £220,000**



*This charming mid-terrace house offers comfort, style and convenience. Boasting a warm and inviting atmosphere, making it an ideal home for growing families or those seeking a rental opportunity. The location of this property is particularly appealing, featuring off road parking, rear yard space and local transport links.*

As you approach the property you're greeted by a private driveway, providing convenience and valuable off-road parking. Inside, you're welcomed into a striking tiled entrance hall. To your left, a beautiful lounge featuring herringbone-style laminate flooring and a large bay window that fills the room with natural light. A tidy gas fireplace provides a cosy focal point.

Moving through to the dining room, you'll find a versatile area ideal for family meals or entertaining guests. The adjoining kitchen offers an abundance of cupboard space paired with stylish black granite-effect worktops. From the dining room, step into a bright and inviting conservatory, perfect for unwinding on warm summer evenings. This space also provides access to the rear yard, ideal for low maintenance outdoor living.

Upstairs, you're greeted by comfortable carpets and sleek glass banisters, adding a contemporary touch to the landing area. The first floor hosts three well-proportioned bedrooms and a family bathroom, completing this stylish and practical home.

## Lounge

17'10" x 12'4" (5.44 x 3.77 )

## Dining Area

7'6" x 10'2" (2.29 x 3.11 )

## Kitchen

7'8" x 9'7" (2.36 x 2.94 )

## Bedroom One

9'6" x 13'0" (2.92 x 3.98 )

## Bedroom Two

7'8" x 14'8" (2.34 x 4.48 )

## Bedroom Three

8'0" x 7'8" (2.45 x 2.36 )

## Bathroom

7'7" x 5'9" (2.33 x 1.76 )

## Conservatory

11'5" x 7'5" (3.49 x 2.27 )

## Garage

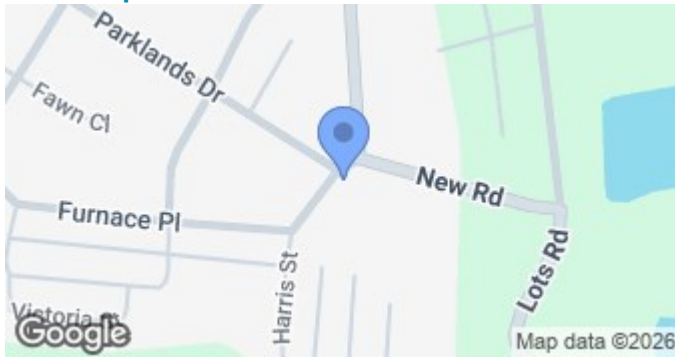
17'2" x 8'4" (5.25 x 2.56 )



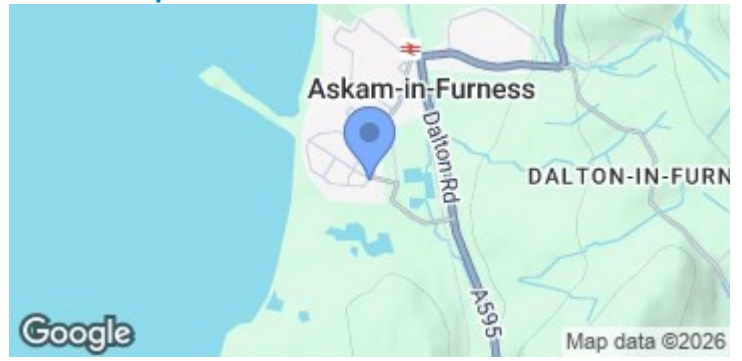
- Off Road Parking
- Stylish Interior
- Close to Amenities
- Gas Central Heating
- Council Tax Band - B
- Local Transport Links
- Rear Yard Space
- Detached Garage
- Double Glazing



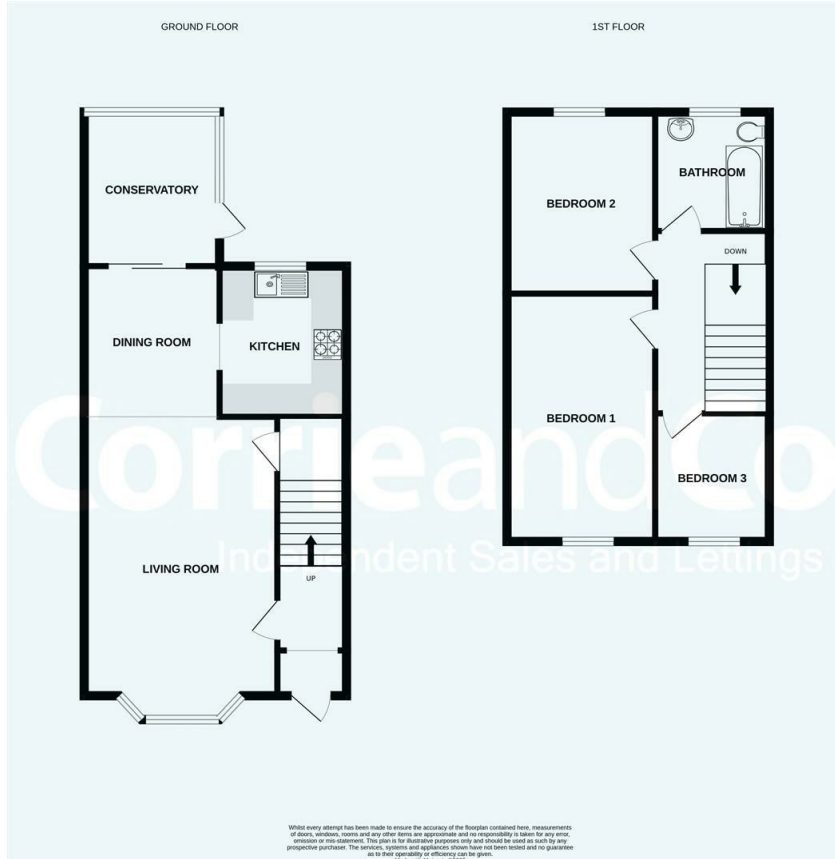
## Road Map



## 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
(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
(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	