



## 70 Duke Street

Askam-In-Furness, LA16 7AD

Fixed Asking Price £375,000



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*This home is perfectly situated to take advantage of the local amenities and the serene surroundings of Askam and Ireleth. Whether you are looking for a family home or a peaceful place to unwind, this property presents an excellent opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this charming house your new home. The grounds offer ample parking, wrap around gardens and courtyard area. The house offers spacious living and an array of modern conveniences.*

The driveway is of excellent width offering parking for numerous vehicles, leading to the garage and onto the wrap around gardens.

The open porch provides access to the vestibule which leads into the light and airy hallway, with modern laminate flooring, solid oak doors affording access to the first floor and further accommodation. The modern ground floor WC, with matte black vanity unit and hardware is an ideal family benefit. From the central hall, you have access to the living room with feature acoustic panel wall, laminate flooring, double entrance to the dining room, along with twin windows overlooking the garden. The dining room has been neutrally decorated and fitted with laminate flooring with access to the living room, hallway, kitchen and garden. The kitchen has been fitted with a good range of Oak effect panel wall and base cabinets with metallic handles and black granite style worktops. The range cooker can be included by separate negotiation. Leading from the kitchen is the utility room, offering wall and base cabinets for additional storage, sink and boiler along with space for washer, dryer, dishwasher and fridge freezer, door for rear access. From the hallway you will also find a versatile room offering additional bedroom or second lounge option with laminate flooring and dual aspect windows.

The first floor landing provides access to all three first floor bedrooms and the four piece family bathroom. There's access to the loft via ladders which is boarded with power supply. The bedrooms are of generous proportions with light modern décor. Master has twin windows with open aspects and complimentary panelling. The bathroom is finished to a high standard freestanding bath, large cubicle shower with rainfall showerhead, matt black vanity sink, WC, matte black hardware and full cladding to the walls.

The house is sat in extensive gardens, with access from driveway and additional gates. The garden has been designed with areas of lawn, patio, shrubberies and courtyard. Also benefitting from outside power points and water tap. The garage has both electric and light and can be accessed via the covered rear porch. The property benefits from owned solar panels.

### Vestibule

6'0" x 4'10" (1.839 x 1.479)

### Entrance Hall

16'8" x 11'0" (5.096 x 3.375)

### Living Room

16'9" x 12'4" (5.127 x 3.770)

### Dining Room

13'4" x 9'11" (4.073 x 3.033)

### Kitchen-Breakfast Area

15'4" x 9'3" (4.676 x 2.832)

### Utility Room

8'3" x 8'1" (2.525 x 2.476)

### Ground Floor WC

6'0" x 3'0" (1.841 x 0.929)

### Bedroom Four/Snug

14'6" x 11'4" (4.439 x 3.462)

### Landing

9'2" x 4'8" (2.804 x 1.428)

### Bedroom One

16'9" x 12'5" (5.109 x 3.807)

### Bedroom Two

15'4" x 9'5" (4.689 x 2.888)

### Bedroom Three

13'5" x 10'9" (4.104 x 3.283)

### Family Bathroom

14'3" x 7'0" (4.355 x 2.148)

### Attached Garage

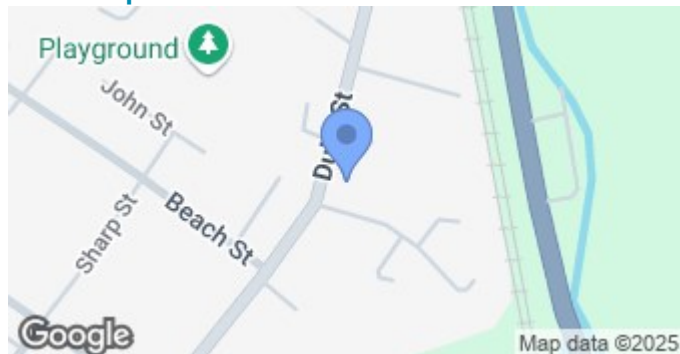


- Four Bedrooms
- Corner Plot
- Solar Panels - Owned
- Versatile Accommodation
- Council Tax Band - C

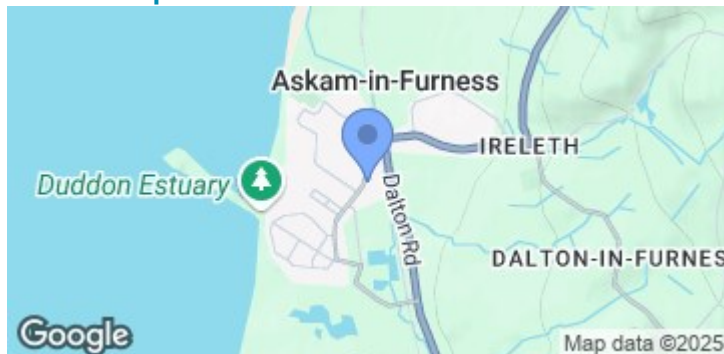
- Gas Central Heating
- Garage and Off Road Parking
- Utility Room
- Ground Floor WC
- Double Glazing



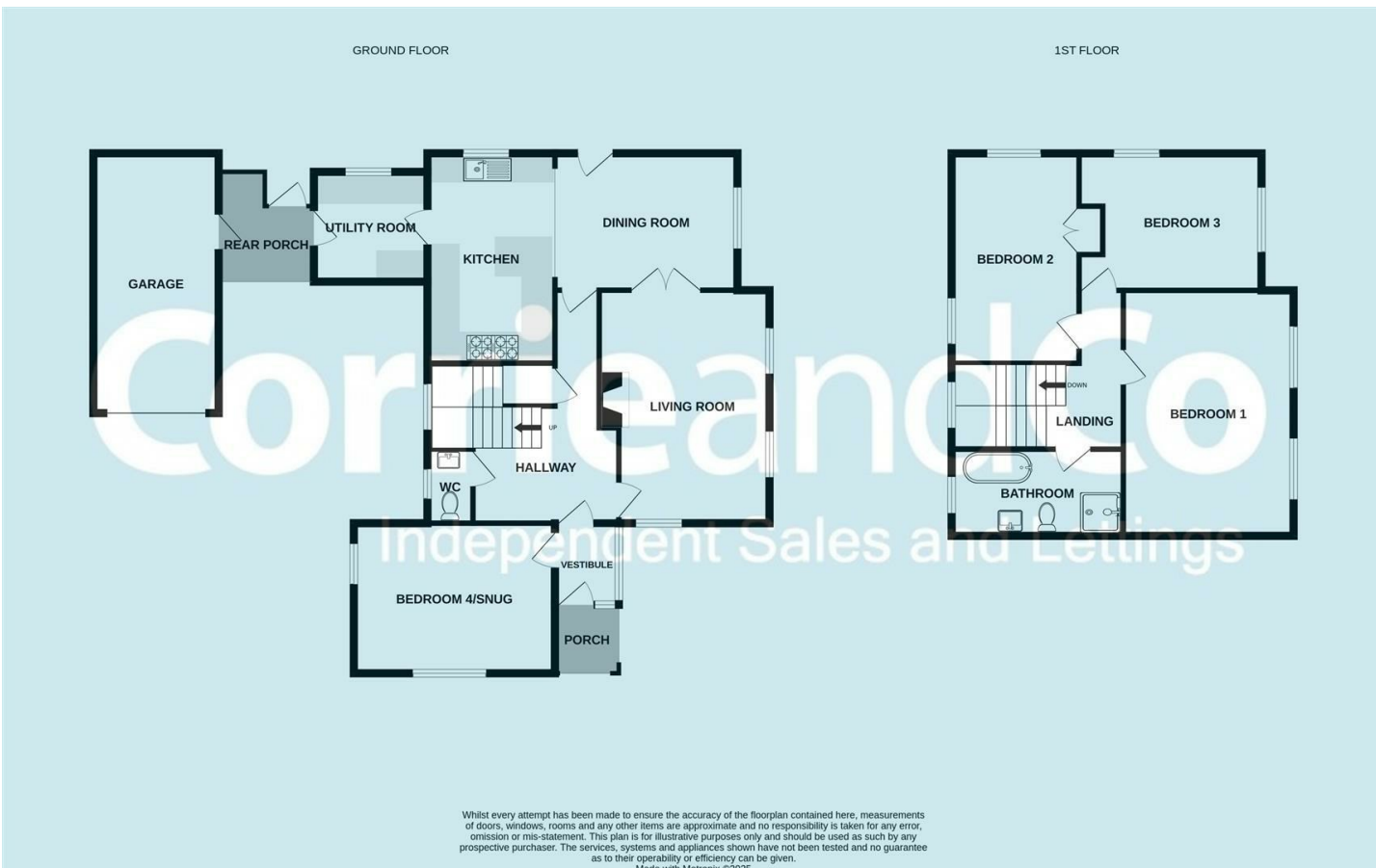
## Road Map



## Terrain Map



## Floor Plan



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.

