



Saves Lane, Askam-in-Furness, Cumbria, LA16 7EQ

FURNISHED TWO BEDROOM COTTAGE | LOCATED OFF SAVES LANE IN IRELETH | HALLWAY, GROUND FLOOR BEDROOM, | UTILITY ROOM, SHOWER ROOM

OPEN PLAN LOUNGE/KITCHEN | VIEWINGS FROM 21ST SEPTEMBER | POTENTIAL THIRD BEDROOM | FIRST FLOOR DOUBLE BEDROOM

£600.00 | Per Calendar Month | £692.30 (5 Weeks rent)

https://www.hunters.com/application/files/4315/7261/9580/Carlisle_Tenant_Oct19.pdf

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HERE TO GET *you* THERE

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Lovely furnished, unique two bedroom cottage located off Saves Lane in Ireleth. The property offers spacious accommodation with hallway, versatile ground floor hobby room/former garage with potential as a third bedroom, utility room, shower room, two double bedrooms, superb light and airy open plan lounge/kitchen with newly fitted modern units including breakfast bar and there is a further bathroom. Suitable for singles and couples. Viewings on this property begin 21st September, please call to book. Council tax band B. Energy rating D.

ACCOMMODATION

The hallway has laminate flooring and doors leading to the ground floor bedroom, shower room and store room/former garage with potential as a third bedroom or hobby room and there is a utility room with sink unit, fridge/freezer and washing machine.

The ground floor bedroom has a built in wardrobe.

The first floor landing has access to the loft and doors lead to a double bedroom, bathroom and open plan lounge/kitchen.

The open plan lounge/kitchen is light and airy and has a wall mounted contemporary style electric fire and newly fitted modern grey units with breakfast bar, built in oven/grill, gas hob and integrated fridge.

Hallway

Former Garage/Hobby Room

4m (13' 1") x 3.1m (10' 2")

Utility Room

3.15m (10' 4") x 1.93m (6' 4")

Ground Floor Bedroom

3.05m (10' 0") x 2.3m (7' 7")

Shower Room

3.05m (10' 0") x 2.74m (9' 0")

Lounge/Kitchen

6.02m (19' 9") x 4.1m (13' 5") Max 3.15m (10' 4")

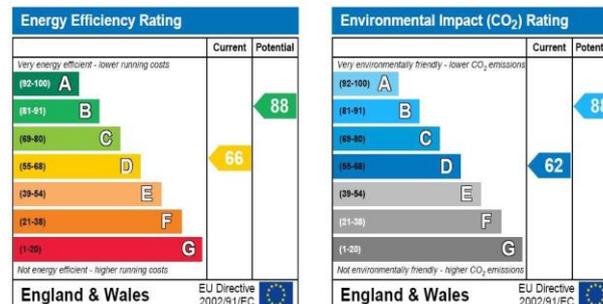
Bedroom One

3.33m (10' 11") x 3m (9' 10")

Bathroom

2.67m (8' 9") x 2.3m (7' 7")

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 5:30pm

Saturday: 9am - 4pm

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.