



**Lucy Boardman** (Formerly Lloyds Bank) -

**Ross Mortgage Services** have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent Mortgage Broker** we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



**Tenure**  
Freehold

**Council Tax Band**

**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**High Duddon Close | Askam-in-Furness | LA16 7EW Asking Price £120,000**

- Plot Of Land Off Abbey Heights
- Popular Residential Area, Transport Links
- Planning Permission In Principle
- Planning For Two Bed Detached Bungalow
- Close To Local Amenities, Schools, Beaches
- Land Offers Mature Garden
- Storage Shed
- Double Gate Access
- Vacant Possession
- Viewing Recommended







## Property Description

We are delighted to bring to the market this ideal plot of land with planning permission in principle for a two bed detached bungalow in the popular residential area in Askam-in-Furness, close to local amenities, transport links, local beaches, the land offers a mature garden with established trees, plants, lawned area, storage shed, double gates on to Abbey Heights early and vacant possession is available.

### VIEWINGS

Viewings - Telephone First

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

