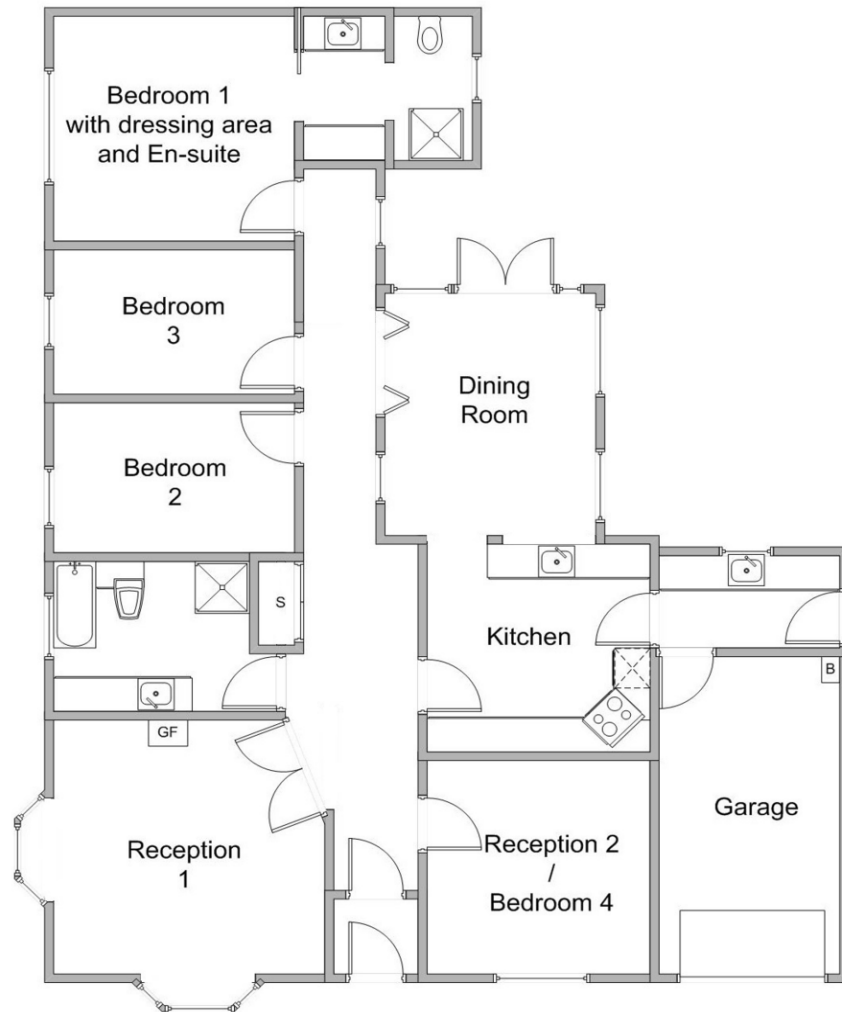


Ground Floor



GARAGE

10' 1" x 17' 10" (3.09m x 5.45m)

Roll up garage door with power and light

GARDEN

Rear enclosed easy maintenance garden with paved seating area, summer house with lights, electric, storage and power, raised flower beds, bin storage, 2 access gates, water tap and outside electrics to front and rear

VIEWINGS

Key accompanied

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

D

Contact Details

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Cumbria LA14 1SB
Tel (01229) 825636

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	83
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
www.EPC4U.COM	

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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

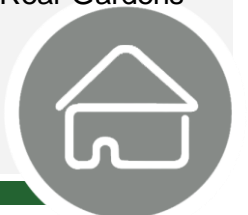
Estate Agencies



Parklands Drive | Askam-in-Furness | LA16 7JP

Asking Price £385,000

- Detached True Bungalow
- Sought After Location In Askam
- Tastefully Decorated Throughout
- Extensive Living Accommodation
- Hall, Lounge, Kitchen, Dining Room
- 3/4 Bedrooms, Master Having En Suite
- Family 4PS Bathroom, Utility Room
- CH, DG, Easy Maintenance Front/Side/Rear Gardens
- Off Road Parking, Garage
- Council Tax Band D, Freehold





Property Description

We are delighted to bring to the market this stunning, well presented and tastefully decorated detached true bungalow in the sought after location in Askam-In-Furness, close to local amenities, transport links and popular beaches. The property offers excellent living accommodation comprising of an extensive hallway giving access to the lounge with 2 double doors, kitchen with feature opening to dining room with pitched roof, utility room, 3/4 bedrooms with master having en-suite/dressing area and 4 piece suite family bathroom. The property benefits from central heating, double glazing, off road parking for several cars and access to the garage, easy maintenance front, side and rear gardens with paved seating areas, summer house with storage and outside electrics, power and lights. Viewings are highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front and side gardens with access to off road parking and composite door to vestibule

VESTIBULE

Tiled flooring, dado rail, coved ceiling with spotlights and door to entrance hall

ENTRANCE HALL

Extensive hallway with storage cupboards, dado rail, spotlight ceiling, access to loft, two radiators, double glazed windows, double doors to dining room, double doors to lounge and doors to other ground floor rooms

LOUNGE

14' 3" x 14' 9" (4.35m x 4.51m)

Double glazed bay windows, dado rail, coved ceiling, feature stone effect fire surround with coal effect fire, radiator and tv point

DINING ROOM

11' 10" x 14' 0" (3.62m x 4.29m)

Double glazed windows, double glazed patio doors, laminate flooring, spotlight ceiling with pitched roof, 2 radiators, tv point and double doors to hallway

KITCHEN

12' 4" x 11' 9" (3.76m x 3.59m)

Fitted wall and base storage units with worktops to compliment, inset 1 and a half bowl with mixer taps, integrated double oven, 4 ring hob with extractor over, feature plate rack, glass display unit, feature opening to dining room, tiled splash, tiled flooring, spotlight ceiling and door to utility room

UTILITY ROOM

9' 9" x 5' 6" (2.98m x 1.68m)

Double glazed window, double glazed door, fitted wall and base storage units with 1 and a half bowl sink unit with mixer taps, plumbing for washer, tiled walls and door to garage

MASTER BEDROOM

12' 7" x 13' 0" (3.84m x 3.97m)

Double glazed window, coved ceiling, radiator and door to ensuite

ENSUITE

Double glazed frosted window, 3 piece suite with low level w.c, feature hand wash basin with built in vanity unit/storage, wall mounted shower, vanity/dressing area, tiled walls, tiled flooring, spotlight ceiling and towel rail

BEDROOM 2

13' 5" x 8' 9" (4.10m x 2.67m)

Double glazed window, radiator and coved ceiling

BEDROOM 3

15' 1" x 8' 9" (4.62m x 2.69m)

Double glazed window, radiator and coved ceiling

RECEPTION 2/BEDROOM 4

12' 5" x 12' 10" (3.80m x 3.93m)

Double glazed window, tv point, dado rail and coved ceiling

BATHROOM

Double glazed frosted window, modern fitted 4 piece suite with low level w.c. with vanity unit, feature hand wash basin with vanity units/mirror shelving with electrics, sockets and lights, double size shower cubicle with double headed shower, tiled walls, tiled flooring, radiator and spotlight ceiling

