

## GARAGE

11' 8" x 15' 0" (3.56m x 4.58m)

Up/over door, side access door, window and power/light

## GARDEN

Side/rear seating area with artificial grass, raised plants/boarders/shrubs, paved seating area

## YARD

Rear enclosed yard with access gate, outhouse and access to garage

## VIEWING

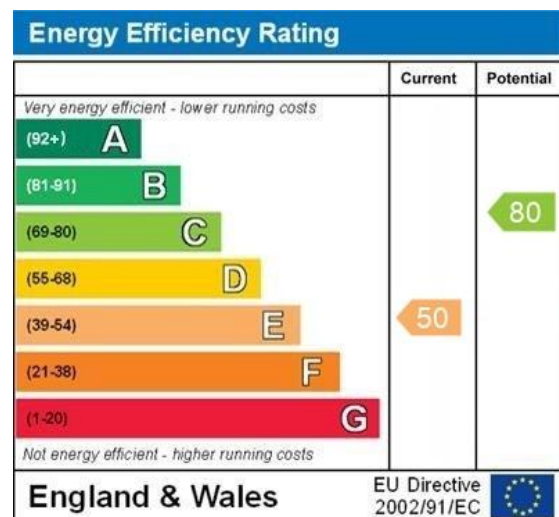
Key accompanied

Draft particular subject to client approval

## 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.



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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.



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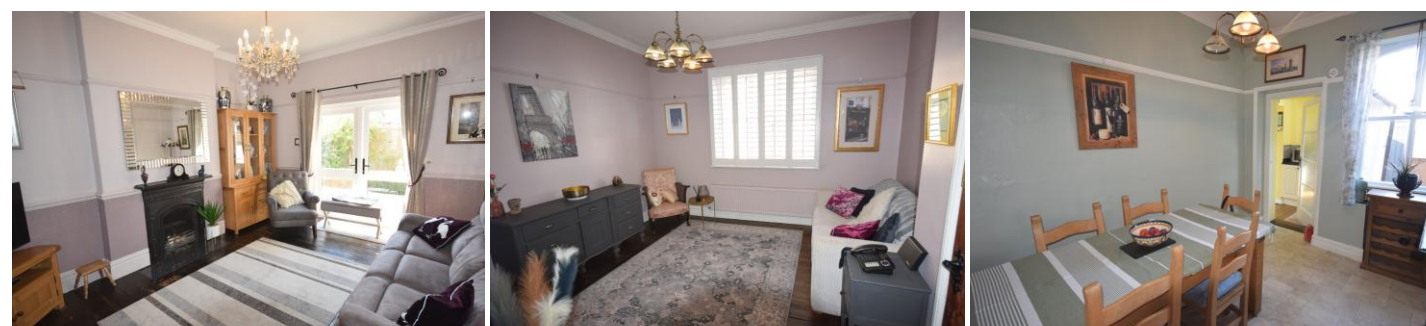
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# ROSS

## Estate Agencies



School Street | Askam-in-Furness | LA16 7AG

Asking Price £325,000

- Unique Family Home
- Heart Of Askam-In-Furness
- Hall, 3 Reception Rooms
- Kitchen, Ground Floor Shower Room
- 3 Double Bedrooms
- Family Bathroom
- CH, Feature Shaped Windows
- Lovely Features Throughout, Garage
- Paved Seating Areas, Front/Side/Rear
- Council Tax Band C





## Property Description

Well what a pleasure to bring to the market this unique family home in the heart of Askam-In-Furness, which used to be the old school house on School Street, close to local amenities, transport links, schools and a lovely coastal beaches. The property offers excellent family living accommodation comprising of entrance porch leading to hallway with spindle staircase, lounge, dining room, sitting room, ground floor shower room, shaped fitted kitchen, 3 double bedrooms and bathroom. The property benefits from some original features throughout the property including ornate fireplaces, feature shaped windows and a beamed ceiling. The property has central heating, rear court yard with out house access to garage, side garden with seating area with plants/shrubs. Viewing is highly recommended.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Access gate to front easy maintenance fore-courted area, paved seating area, side access gate, double glazed door to

### PORCH

Double glazed frosted window, laminate flooring and a door to

### ENTRANCE HALLWAY

Spindle staircase to first floor, under stairs storage, coved ceiling, a radiator and doors to

### LOUNGE

15' 0" x 12' 2" (4.59m x 3.72m)

Window, double glazed doors to rear, feature ornate fire place, dado rail, picture rail, coved ceiling with ceiling rose and wood effect flooring

### DINING ROOM

11' 9" x 8' 2" (3.60m x 2.51m)

Window, feature ornate fire place, picture rail, coved ceiling, a radiator and a door to

### SITTING ROOM

12' 9" x 11' 10" (3.91m x 3.62m)

Window, wood effect flooring, feature ornate fire place, tiled hearth, picture rail, coved ceiling, open archway to dining room

### KITCHEN

Double glazed window, 2 double glazed doors, fitted white wall and base drawer units with black worktops to compliment, inset one and a half sink with mixer taps, cooker point, plumb for washer, tiled splash, wood effect flooring, feature beamed ceiling and a door to

### WALK IN PANTRY

Window, storage/shelving, wood effect flooring, part paneled walls

### GROUND FLOOR SHOWER ROOM

Double glazed frosted window, low level W.C, hand wash basin with mixer taps/vanity units, walk in shower cubicle with shower, part paneled walls, tiled flooring, paneled sparkled ceiling with spotlights

### LANDING

Spindle stair case/balustrade, part paneled walls, picture rail/coved ceiling and doors to

### BEDROOM 1

15' 2" x 11' 10" (4.64m x 3.63m)

Shaped window, wood effect flooring, feature ornate fire place, picture rail and a coved ceiling

### BEDROOM 2

12' 11" x 11' 8" (3.94m x 3.58m)

Shaped window, ornate fire place, coved ceiling and a radiator

### BEDROOM 3

9' 4" x 11' 10" (2.86m x 3.62m)

Feature shaped window, ornate fire place with tiled hearth, storage cupboard, wood effect flooring, coved ceiling and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, hand wash basin with mixer taps/vanity units, large paneled enclosed bath with telephone style mixer taps, shower head/shower over, black sparkle paneled walls, paneled ceiling, tiled flooring and a radiator

