

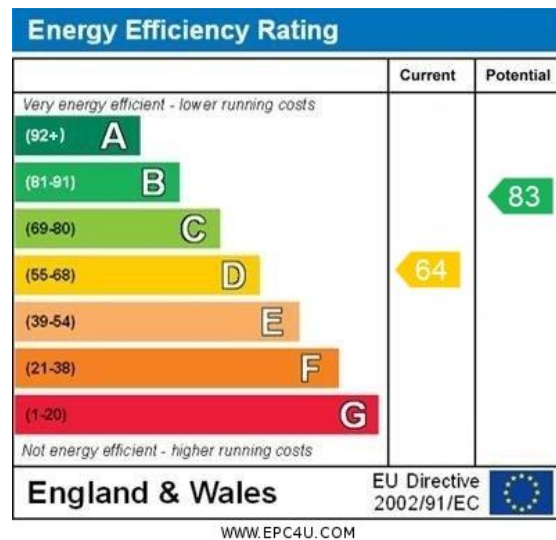
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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.



**Registered Office**  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
sales@rossestateagencies.co.uk  
rentals@rossestateagencies.co.uk  
www.rossestateagencies.com

**Residential Sales Residential Lettings Commercial Sales & Lettings**

# ROSS

## Estate Agencies



**Victoria Street | Askam-in-Furness | LA16 7BX**

**Asking Price £129,950**

- Extended Mid Terrace Property
- Sought After Location in Askam
- Hallway, Dining Room
- Lounge, Galley Style Fitted Kitchen
- Ground Floor Fitted 3 Piece Suite Bathroom
- 2 Double Bedrooms
- CH, DG
- Rear Yard, With Outhouse/Storage
- Rear Communal Area, Close To Beach
- Council Tax Band A







## Property Description

We are delighted to bring to the market this well presented extended mid terrace property in a popular residential area in Askam in Furness close to local amenities, transport links, schools and local coastal beaches. The property boasts excellent living accommodation, comprising of entrance hallway, dining room, lounge, galley style kitchen, ground floor fitted bathroom, 2 double bedrooms. The property benefits from central heating, double glazing, rear yard with outhouse/storage, access to rear with communal green/garden area and to the front open space. Viewing is highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/merge.powering.armrest>

### FRONTAGE

Double glazed door to

### ENTRANCE HALL

Part panelled walls, radiator, stairs to 1st floor and door to

### LOUNGE

**12' 11" x 11' 7" (3.94m x 3.54m)** Double glazed window, radiator, borrowed frosted window, part panelled wall and door to

### DINING ROOM

**9' 3" x 13' 6" (2.82m x 4.13m)**

Double glazed window, radiator, borrowed frosted window

### KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over plumbing for washer and open to rear hall

### REAR HALL

Double glazed door, rear yard and door to ground floor bathroom

### LANDING

Doors to

### BEDROOM 1

**13' 10" x 13' 0" (4.24m x 3.97m)**

Double glazed window, radiator, access to loft with pulldown ladder

### BEDROOM 2

Double glazed window, radiator, built in storage (boiler) and wardrobe

### BATHROOM

Ground Floor double glazed frosted window, radiator, fitted white 3-piece suite, low level WC, pedestal hand wash basin with waterfall style mixer taps, panelled enclosed shaped bath with mixer taps, double headed shower over, part panelled walls and laminate flooring

### YARD

Rear yard with outhouse/storage, access to rear with open communal green area

Anti-Money Laundering checks cost - £25.00 + VAT \*\*  
This is non refundable once the AML check has been carried out \*\*

### 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.

