



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.



Duke Street | Askam-in-Furness | LA16 7AE

Asking Price £425,000

- Stunning Detached, True Bungalow
- Popular Location In Askam in Furness
- Tastefully Decorated, Renovated Throughout
- Hallway, Bay Window, Lounge
- Fully fitted Kitchen/Diner With Appliances
- 3 Double Bedrooms, 4-Piece Suite Bathroom
- Ch, DG, 2 Drives, With Ample Parking
- Garage, Workshop, Front Garden
- Mature Extensive Rear Garden
- Council Tax Band (To Be Confirmed)





Property Description

We are delighted to bring to the market this stunning detached true bungalow, in the heart of Askam in Furness, close to local amenities, transport links, including train station, popular primary school and coastal beaches. The property has been renovated and modernised throughout by the current vendor to an extremely high standard, decorated and well maintained throughout. The property comprises of entrance hallway, giving access to the bay window lounge, stunning fitted kitchen/diner with built-in appliances, 3 double bedrooms with bay windows, modern fitted 4-piece suite family bathroom with free standing roll-top bath. The property benefits from recently fitted double glazing, central heating, 2 driveways, giving ample parking, garage, workshop, easy maintenance front garden with lawned area, rear mature extensive garden, with lawned area, raised patio area, seating areas with plants/shrubs/trees, outside cloaks/WC, electrics. Viewings are highly recommended to appreciate size and standard on offer

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Situated in the heart of Askam-in Furness on Duke Street, close to coastal beaches, amenities, transport links and train station

<https://what3words.com/ounce.shortcuts.gear>

FRONTAGE

Easy maintenance front garden with lawned area, double access driveway, access to the garage and double-glazed door to

ENTRANCE HALL

Dado rail, coved ceiling, radiator, laminate flooring, two storage cupboards, access to the loft and doors to

LOUNGE

15' 2" x 13' 3" (4.64m x 4.04m)

Double glazed Bay window, feature fire surround, with electric fire, coved ceiling and laminate flooring

DINING ROOM

9' 10" x 11' 3" (3.01m x 3.43m)

Double glazed patio doors, radiator, tiled flooring, panelled ceiling with spotlights, open to the fitted kitchen

KITCHEN

11' 1" x 15' 10" (3.39m x 4.83m)

Double glazed Bay window, modern fitted white wall base drawer units with worktops to compliment, inset white ceramic sink with mixer taps, integrated double oven with feature 5-ring electric hob with built-in extractor, washer/dryer, fridge/freezer, understairs bin, dishwasher, water filter tank, coved ceiling with spotlights and open to

BEDROOM 1

13' 1" x 16' 0" (4.00m x 4.89m)

Double glazed Bay window, radiator, feature ornate open fireplace, coved ceiling and laminate flooring

BEDROOM 2

11' 3" x 15' 3" (3.45m x 4.66m)

Double glazed Bay window, radiator and floorboard effect flooring

BEDROOM 3

11' 7" x 11' 8" (3.55m x 3.57m)

Double glazed Bay window, radiator, laminate flooring and coved ceiling

BATHROOM

Double glazed frosted window, radiator, feature 4-piece bathroom with low level WC, pedestal hand wash basin with taps, free standing roll top bath with telephone style mixer taps and shower head, walk-in shower cubicle with double headed shower, part panelled walls, tiled flooring and panelled ceiling with spotlights

GARAGE

19' 7" x 13' 0" (5.97m x 3.98m) Electric up/over door, power/light, two windows, open to rear workshop



REAR WORKSHOP

7' 4" x 12' 0" (2.25m x 3.66m) Double glazed frosted window, double glazed door and power/light

GARDEN

Enclosed rear garden with lawned area, storage shed, raised patio area, built-in outside kitchen with 1 1/2 bowl sink with taps, storage cupboard, water tap, outside cloaks/WC, vegetable tunnel and access to the garage

AGENCY 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.

