

## GARDEN

Rear enclosed mature garden with plant/shrubs/trees, lawned area, paved seating areas, 2 storage sheds and large pond

## VIEWING

Key accompanied

Draft particular subject to client approval

## 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.

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

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### Tenure

Freehold

### Council Tax Band

E

### 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.



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# ROSS

## Estate Agencies



**Turnstone Crescent | Askam-in-Furness | LA16 7JT Asking Price £375,000**

- True Detached Bungalow
- Cul De Sac Location In Askam
- Bay Window Lounge, Open Plan Kitchen/Diner
- Utility Room, Shower Room
- 3 Bedrooms, Family Bathroom
- Spacious Conservatory
- CH, Wooden DG Windows & Doors
- Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band E





## Property Description

We are delighted to bring to the market this True detached bungalow in the sought after cul de sac location on the Parklands Estate in Askam-In-Furness, close to local amenities, popular school, transport links and coastal beaches. The property comprises of vestibule, entrance hallway giving access to a bay window lounge, open plan dining room, fitted kitchen, utility room, shower room, 3 double bedrooms and a family bathroom. The property benefits from central heating, wooden double glazed windows/doors, spacious conservatory, double off road parking giving access to the garage, front garden, rear garden with lawned area with plants/shrubs, large pond, storage sheds and seating areas. The property would suit a variety of buyers and it is being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/amplifier.second.foremost>

### FRONTAGE

Easy maintenance front garden with lawned area with plants/shrubs, off road parking giving access to the garage, side access gate and a door to

### VESTIBULE

Dado rail, coved ceiling and door to

### ENTRANCE HALLWAY

Double door storage, laminate flooring, access to loft, coved ceiling dado rail, a radiator and doors to

### LOUNGE

**15' 8" x 14' 3" (4.78m x 4.36m)**

Double glazed bay window, feature brick fire place with electric fire, laminate flooring, dado rail, a radiator and coved ceiling

### DINING ROOM

**12' 5" x 14' 4" (3.79m x 4.37m)**

Open archway to kitchen, dado rail, coved ceiling, double doors to conservatory and a radiator

### KITCHEN

**8' 11" x 11' 7" (2.73m x 3.55m)**

Double glazed window, fitted wall and base drawer units with worktops to compliment, inset stainless steel one and a half bowl sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, wine rack, fridge, glass display units, tiled splash, spotlight ceiling, archway to dining room, a radiator and door to

### UTILITY ROOM

**9' 10" x 5' 8" (3.02m x 1.74m)**

Double glazed door to side, double glazed frosted window, base unit double door storage, plumb for washer, a radiator and a door to shower room

### SHOWER ROOM

Double glazed frosted window, 3 piece suite low level W.C, floating hand wash basin with taps, shower cubicle with shower, tiled splash and a radiator

### BEDROOM 1

**13' 1" x 12' 2" (3.99m x 3.71m)**

Double glazed window, 2 x 2 double door built in wardrobes and a radiator

### BEDROOM 2

**10' 2" x 9' 1" (3.12m x 2.79m)**

Double glazed window, laminate flooring and a radiator

### BEDROOM 3

**8' 6" x 11' 0" (2.60m x 3.36m)**

Double glazed window, laminate flooring and a radiator

### CONSERVATORY

**16' 2" x 14' 3" (4.95m x 4.36m)**

Double glazed windows, door to garden, part panelled walls, spotlight ceiling, double doors to dining room and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, hand wash basin with taps/vanity unit, corner panelled bath with mixer taps/shower head, tiled walls, spotlight ceiling and a radiator

### GARAGE

**17' 5" x 9' 4" (5.32m x 2.86m)**

Up and over door, power/light and door to side

