



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
A

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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 £165,000

- Extended End Terrace Property
- Excellent Family Living Accommodation
- Open Plan Lounge, Dining Area
- Extended Dining Room
- Galley Style Kitchen, Ground Floor Bathroom
- 3 Bedrooms
- Spacious Loft Room
- CH, DG, Rear Yard With Seating Area
- Viewing Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated extended end Terrace property with excellent family living accommodation. The property is located in Askam in Furness, close to local amenities, transport links, train station, popular primary school and lovely coastal beaches. The property comprises of vestibule, open plan lounge, dining area, extended dining room, galley style fitted kitchen, ground floor bathroom, 3 bedrooms and a spacious loft room. The property benefits from central heating, double glazing, rear yard with seating area, leading out to the rear communal area. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

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

FRONTAGE

Double glazed door to

VESTIBULE

Laminate flooring, dado rail, coved ceiling and door to

OPEN PLAN DINING AREA

12' 7" x 10' 0" (3.84m x 3.07m)

Double glazed windows, stairs to first floor and open to

OPEN PLAN LOUNGE

9' 10" x 11' 11" (3.02m x 3.64m)

Double glazed window, wall mounted log fire, open to dining area and door to kitchen

EXTENDED DINING ROOM

12' 10" x 9' 9" (3.93m x 2.99m)

Double glazed patio doors, laminate flooring, radiator and open to

KITCHEN

Double glazed window, fitted white wall base drawer unit with worktops to compliment, inset 1/12 bowl stainless steel sink unit with mixer taps, inset oven, 4-ring hob with extractor over, plumbing for washer, tiled splash, laminate flooring, ceiling spotlights and open to rear hall

REAR HALL

Double glazed door, laminate flooring and door to

BATHROOM

Double glazed frosted window, radiator, fitted white suite, low level WC, hand wash basin with mixer taps/vanity unit, panelled enclosed shaped bath with shower over, tiled splash walls, laminate flooring and panelled ceiling

LANDING

Spindle staircase/balustrade, stairs to loft room, and doors to

BEDROOM 1

10' 4" x 10' 3" (3.17m x 3.13m)

Double glazed window, radiator, built in 2 x double door wardrobes/storage

BEDROOM 2

7' 3" x 11' 7" (2.22m x 3.55m)

Double glazed window and radiator

BEDROOM 3

9' 3" x 6' 4" (2.84m x 1.94m)

Double glazed window, built-in double door wardrobes/storage (boiler)



LOFT ROOM

16' 4" x 11' 11" (5.00m x 3.64m)

Double glazed window, double glazed Velux window with power, light and storage

YARD

Rear enclosed yard with seating area, access gate to rear communal area

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.

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

