



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.



Furnace Place | Askam-in-Furness | LA16 7BU

Asking Price £120,000

- Extended Mid Terrace Property
- Popular Location In Askam in Furness
- Hallway, 2 Reception Rooms
- Kitchen, 2 Bedrooms
- 2 Shower Rooms With Jet Spa Showers
- Utility Area, Rear Yard
- CH, DG
- Vacant Possession
- Suit A Variety Of Buyers
- Council Tax Band A





Property Description

We are pleased to bring to the market this extended mid terrace property in the village of Askam in Furness, close to local transport links, primary school's, amenities and local coastal beaches. The property offers excellent accommodation, comprises of hallway, two reception rooms, kitchen, utility area, ground floor shower room with store area, two double bedrooms and a shower room, both with jet spa showers. The property benefits from central heating, double glazing, rear enclosed yard with raised flower beds with plants/shrubs. The property is in need of some updating: however, viewings are highly recommended and is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/companies.teaspoons.shields>

FRONTAGE

Double glazed door to

VESTIBULE

Feature door with coloured glass borrowed window to

ENTRANCE HALL

Storage cupboard, radiator and doors to

LOUNGE

9' 3" x 10' 4" (2.82m x 3.17m) Double glazed window, feature fireplace with coal effect fire, built-in storage cupboard, shelving and dado-rail

DINING ROOM

11' 2" x 13' 2" (3.41m x 4.03m)

Double glazed window, radiator, stairs to first floor, built in shelving, fireplace and door to

KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset black sink with mixer taps, integrated oven, 4-ring hob, tiled splash and open to

REAR UTILITY AREA

Double glazed door to rear, fitted base wall units, plumbing for washer and door to

GROUND FLOOR BATHROOM

Double glazed frosted window, 3-piece suite low level WC, hand wash basin with taps/vanity unit, corner shower cubicle with jet spa style shower, tiled walls, tiled flooring, sliding door to walk-in storeroom

LANDING

Pulldown ladder to loft, radiator and door to

BEDROOM 1

Double glazed window, radiator, built-in wardrobes and shelving

BEDROOM 2

11' 4" x 9' 0" (3.47m x 2.76m)

Double glazed window, built-in wardrobes, drawers and shelving

BATHROOM

Double glazed frosted window, 4-piece suite, low level WC, pedestal hand wash basin with taps, bidet, corner jet spa shower, cubicle, tiled walls, laminate flooring, storage cupboard (boiler)

YARD

Rear enclosed yard with access gate, outhouse/store, raised flower bed with mature plants/shrubs

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 + VAT **
This is non refundable once the AML check has been carried out **

