



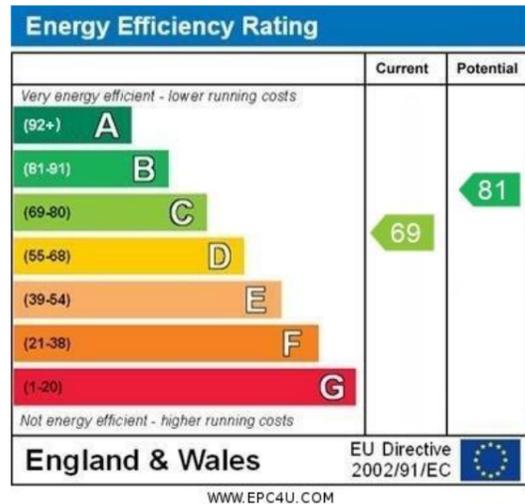
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.

**Tenure**  
Freehold

**Council Tax Band**  
B

**Contact Details**  
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Residential Sales Residential Lettings Commercial Sales & Lettings



**Blea Beck | Askam-in-Furness | LA16 7DG**

**Asking Price £245,000**

- Well Presented Semi Detached Family Home
- Cul-De-Sac Location In Askam In Furness
- Tastefully Decorated Throughout
- Hall, Spacious Lounge
- Fitted Kitchen/Diner
- 3 Bedrooms, Modern Fitted Bathroom
- CH, DG
- Off Road Parking, Garage
- Gardens To Front Side/Rear
- Council Tax Band B





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in the cul-de-sac location in Askam in Furness, close to local amenities, transport links, schools and coastal beaches. The property comprises of an entrance hallway, giving access to the lounge, fitted grey kitchen/diner, with free standing range style cooker and a Belfast style sink, 3 bedrooms and a modern fitted bathroom suite. The property benefits from central heating, double glazing, off road parking, giving access to the garage, easy maintenance front garden with a rear enclosed garden with paved patio area, raised lawned area with seating area, storage shed, access to the garage, viewing is highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/relishing.magma.rated>

### FRONTAGE

Easy maintenance front garden with side lawn area, off road parking giving access to garage and double glazed door to

### ENTRANCE HALL

Stairs to 1st floor and door to

### LOUNGE

**14' 5" x 13' 3" (4.41m x 4.06m)**

Double glazed window, radiator, feature fireplace with coal effect fire, coved ceiling and door to

### KITCHEN/DINER

**16' 9" x 9' 6" (5.13m x 2.90m)**

Double glazed window, double glazed patio doors, radiator, fitted grey wall base drawer units with granite effect worktops to compliment, inset Belfast style sink with mixer taps, free standing range cooker with 3 ovens, 7 ring hob, extractor over, integrated fridge/freezer plumbing for washer, glass display unit, tiled splash, laminate flooring, under stairs storage and under lighting

### LANDING

Access to loft and doors to

### BEDROOM 1

**9' 9" x 13' 1" (2.98m x 3.99m)**

Double glazed window, radiator, fitted wardrobes with over bed fitments, side units and coved ceiling

### BEDROOM 2

**10' 7" x 9' 11" (3.25m x 3.03m)**

Double glazed window, radiator and coved ceiling

### BEDROOM 3

**6' 7" x 9' 3" (2.01m x 2.84m)**

Double glazed window, radiator, laminate flooring and storage cupboard

### BATHROOM

Double glazed frosted window, radiator, fitted white/grey sink with low level WC, feature hand wash basin, with black mixer taps/vanity unit, panelled enclosed bath with black mixer taps, double shower over, tiled walls, laminate flooring and panelled enclosed ceiling with spotlights

### GARAGE

Up/over door and power light

### GARDEN

Rear enclosed garden with paved patio area, raised lawned area with plants/shrubs and side access gate

### 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 \*\*

