

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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Residential Sales Residential Lettings Commercial Sales & Lettings

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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ROSS
Estate
Agencies



John Street | Askam-in-Furness | LA16 7BJ

Asking Price £109,950

- Mid Terrace Property
- Popular Location In Askam in Furness
- Close To Local Amenities/Coastal Beaches
- 2 Reception Rooms
- Galley Style kitchen
- GF Shower Room, 2 Bedrooms
- Family Bathroom
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this mid-terrace property in a popular residential area in Askam in Furness, close to local amenities, schools, transport links, train station, coastal beaches. The property comprises of vestibule, two reception rooms, galley style kitchen, ground floor shower room, two double bedrooms and family bathroom. The property benefits from central heating, double glazing, rear yard to access path at the rear. The property is being sold with vacant possession and viewings are highly recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/vibrate.subplot.driven>

FRONTAGE

Double glazed door

VESTIBULE

Door to

DINING ROOM

12' 1" x 10' 9" (3.70m x 3.28m)

Double glazed window, radiator, feature fire surround with fire, storage cupboard, stairs to first floor, understairs storage and door to

LOUNGE

12' 2" x 12' 0" (3.71m x 3.68m)

Double glazed window, radiator, feature fire surround with fire and door to

KITCHEN

Double glazed door, radiator, double glazed window, white wall, base drawer units with worktops to compliment, integrated double oven, 4-ring hob with extractor over, plumbing for washer, tiled splash, glass display unit and door to

CLOAKS/SHOWER ROOM

Double glazed frosted window, radiator, low level WC, wall mounted shower, panelled walls, wet-room style flooring, panelled ceiling and doors to

BEDROOM 1

12' 0" x 11' 1" (3.68m x 3.39m)

Double glazed window, radiator and access to the loft

BEDROOM 2

7' 1" x 12' 1" (2.17m x 3.70m)

Double glazed window, radiator, fitted double door wardrobe and storage cupboard

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps/shower head, panelled walls and panelled ceiling

YARD

Access gate and water tap

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**

