



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

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



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.



High Duddon Close | Askam-in-Furness | LA16 7EW Asking Price £265,000

- Extended Semi-Detached Family Home
- Excellent Position In The Cul-De-Sac
- Hall, 2 Reception Rooms, Fitted Kitchen
- Utility Room, Ground-Floor Shower/Wet Room
- 3 Good Sized Bedrooms, Shower Room
- CH,DG
- Double gates, Off-Road Parking
- Mature Extensive Gardens Front/Side/Rear
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring to the market this extended semi-detached family home in the cul-de-sac location in Askam-in-Furness, close to local amenities, transport links, popular primary school and coastal beaches, due to its position and being a corner plot there is extensive gardens and great parking facilities which would suit a variety of buyers. The property comprises of excellent family living accommodation with a hallway, 2 reception rooms, fitted kitchen, utility room and a ground-floor shower room/wet room. To the first floor there are 3 good sized bedrooms with a 3-piece shower room. The property benefits from central heating, double-glazing, double gates giving access to plenty of parking for several cars, extensive gardens which surround the property front/side/rear with mature trees, fruit trees, lawn area, paved feature areas and a large storage shed/workshop.

Viewings are highly recommended to appreciate size, standard and location. It is being sold with vacant possession.

SERVICES

Gas, electric, water, telephone and drainage.

LOCATION

High Duddon Close is off Ireleth Road on to Saves Lane then right into High Duddon Close.

<https://what3words.com/gamer.noted.inflating>

FRONTAGE

Double gates giving access for parking for several cars, easy maintenance front garden area with paved area, shale area with plants, access to side garden/rear and double-glazed door to.

HALLWAY

Spindle staircase to the first floor, double-glazed window, under stairs storage area and doors to.

LOUNGE

14' 6" x 11' 1" (4.42m x 3.40m)

Double-glazed bay window, radiator, feature fireplace with coal effect fire and coved ceiling with ceiling rose.

DINING ROOM

8' 11" x 10' 3" (2.74m x 3.14m)

Radiator and open to rear hall area

KITCHEN

Double-glazed window, door to utility area, fitted white high shine wall base drawer units with black worktops to compliment, inset stainless steel sink with mixer taps, cooker point, breakfast bars, plumbing for dishwasher, tiled splash, radiator, laminate flooring and door to dining room.

REAR HALL AREA

6' 9" x 6' 3" (2.06m x 1.92m)

Double-glazed door to rear, laminate flooring and door to ground-floor wet room.

WET/SHOWER ROOM

Double-glazed frosted window, radiator, 3-piece low level WC, floating hand wash basin with taps, wall mounted Mira shower, panelled walls, panelled ceiling and wet room style flooring.

SIDE HALL AREA

Double-glazed door to rear, double glazed door to side and door to.

UTILITY ROOM

5' 3" x 11' 8" (1.61m x 3.57m)

Double-glazed frosted window and plumbing for water.



LANDING

Spindle balustrade, double-glazed window, access to loft, coved ceiling, storage cupboard and doors to.

BEDROOM 1

12' 8" x 9' 11" (3.88m x 3.03m)

Double-glazed window with pleasant view of the garden and full-length built-in wardrobes/hanging.

BEDROOM 2

12' 9" x 8' 6" (3.89m x 2.60m)

Double-glazed window with pleasant views, radiator, built-in full-length wardrobes and vanity included.

BEDROOM 3

9' 1" x 7' 11" (2.79m x 2.42m)

Double-glazed window with pleasant view, radiator and over stairs storage cupboard.

BATHROOM

Double-glazed frosted window, radiator, 3-piece low-level WC, pedestal hand wash basin with mixer taps, corner shower cubicle with shower and tiled walls.

GARDEN

The garden is split into 4 areas around the property which comes with substantial gardens, rear enclosed easy maintenance paved seating area, water tap, open archway to rear/side with lawn area, fruit trees, hedge rows, large storage shed with double-glazed windows/door, gate to extensive side mature garden with raised lawn area, plants/shrubs and trees, access to the front area with easy maintenance shale area and parking outside.

