



**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**  
B

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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.



**Beach Street | Askam-in-Furness | LA16 7BG**

**Asking Price £210,000**

- Spacious End Terrace Family Home
- Sought After Location in Askam in Furness
- Ready To Move Into
- Hall, Open-Plan Lounge, Dining, Farmhouse Style Kitchen
- GF Cloaks, 3 Good Size Bedrooms
- Modern Fitted Family Bathroom
- CH, DG
- Pleasant Courtyard With Pergola
- Viewings Highly Recommended
- Council Tax Band B





## Property Description

Ready to move into!!

We are delighted to bring to the market this well presented and tastefully decorated family home in the sought-after location in Askam in Furness, close to local amenities, transport links, popular primary school and nearby coastal beaches. The property offers excellent family living accommodation, comprising of entrance hallway, giving access to open-plan living room/dining area, open to fitted farmhouse style kitchen with free standing Rangemaster cooker, ground floor cloaks/WC. To the first floor the property has three good size bedrooms with the master having a walk-in wardrobe, family bathroom with modern fitted 3-piece suite. The property benefits from central heating, double glazing, pleasant courtyard to the side with seating area and pergola, access to the rear with storage covered area. Viewings are recommended to appreciate size and standard on offer.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

Beach Street in Askam in Furness, is just off Duddon Road

<https://what3words.com/dimension.curries.menu>

### FRONTAGE

Double-glazed door to.

### ENTRANCE HALL

Stairs to first floor and door to.

### LOUNGE

Double-glazed window, feature fireplace, radiator and open to the dining area.

### DINING ROOM

Double-glazed window, radiator, feature fireplace, understairs storage, door to cloaks/WC and open to the kitchen/diner.

### KITCHEN

**18' 2" x 8' 5" (5.54m x 2.59m)**

Double glazed window, double glazed stable style door to the rear, fitted farmhouse style, wall, base, drawer units with worktops to compliment, Belfast style sink with mixer taps, free standing Range master, cooker with 3 ovens, 5-rings with extractor over, plumbing for washer, dishwasher, tiled splash, tiled flooring, breakfast bar, glass display units, wine rack, ceiling spotlights and under floor heating

### CLOAKS/WC

Double glazed window, low level WC, floating hand wash basin with mixer taps, tiled splash, tiled flooring and ceiling spotlights

### LANDING

Double glazed window, spindle staircase, access to the loft and doors to

### BEDROOM 1

**8' 2" x 17' 1" (2.50m x 5.22m)**

Double glazed windows, radiator, built-in over stairs storage and sliding door to walk-in wardrobe

### BEDROOM 2

**8' 1" x 10' 8" (2.48m x 3.26m)**

Double glazed window and radiator

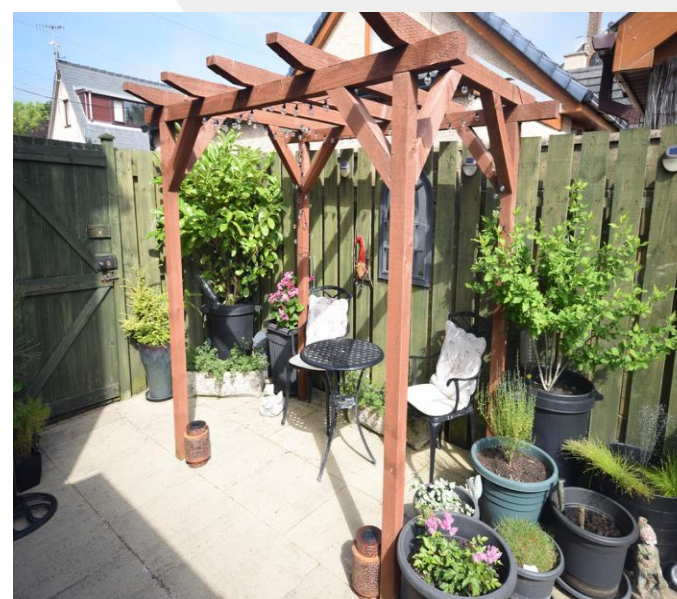
### BEDROOM 3

**9' 8" x 7' 5" (2.96m x 2.27m)**

Double glazed window, radiator and coved ceiling

### BATHROOM

Double glazed frosted window, 3-piece modern fitted suite, low level WC, hand wash basin with black mixer taps/vanity unit, double size walk-in shower cubicle with black double headed shower, part tiled walls and tiled flooring



### COURTYARD

Access gate, pleasant paved area, pergola, outside electrics, access gate to the rear with paved area, covered storage area and access gate to rear communal land/green 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 + VAT \*\*  
This is non refundable once the AML check has been carried out \*\*

