



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

B

Contact Details

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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.



Foxfield Close | Askam-in-Furness | LA16 7HG

Asking Price £219,950

- Well Presented Semi Detached Family Home
- Sought After Location, In a Cul-De-Sac In Askam
- Hall Bay Window Lounge
- Dining Room, Fitted Kitchen
- 3 Bedrooms, Family Bathroom
- CH, DG
- Off Road Parking, Garage
- Gardens To Front/Rear
- Viewing Recommended
- Council Tax Band B





Property Description

We are delighted to bring to the market this well-presented semi-detached family home in the cul-de-sac location in Askam in Furness, close to local amenities, transport links, coastal beaches. The property comprises of entrance hallway with double doors to the bay window lounge, double doors to the dining room, fitted kitchen, 3 bedrooms and a family bathroom. The property benefits from central heating, double-glazing, off-road parking for several cars, easy maintenance front/rear gardens with seating area and lawned areas. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Sought after location in a cul-de-sac in Askam in Furness

<https://what3words.com/costumed.muddle.labs>

FRONTAGE

Of Road parking, giving access to the front garden, with lawned are with plants/shrubs and double-glazed door to

ENTRANCE HALL

Tiled flooring, radiator, stairs to first floor and double doors to

LOUNGE

12' 9" x 13' 1" (3.89m x 4.00m)

Double glazed bay window, radiator, coved ceiling, understairs storage and double door to

DINING ROOM

8' 3" x 10' 4" (2.53m x 3.17m)

Double glazed window, radiator, coved ceiling and open to

KITCHEN

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, stainless steel sink with mixer taps, cooker point, tiled splash, plumbing for washer and tiled flooring

LANDING

Double glazed window, spindle balustrade, access to loft and doors to

BEDROOM 1

8' 5" x 12' 7" (2.58m x 3.86m)

Double glazed window, radiator, coved ceiling and built-in sliding door wardrobe

BEDROOM 2

9' 1" x 9' 4" (2.78m x 2.85m)

Double glazed window, radiator, built-in double door wardrobe

BEDROOM 3

6' 10" x 10' 0" (2.09m x 3.06m)

Double glazed window, radiator, over stairs storage and coved ceiling

BATHROOM

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

GARAGE

Up/Over door and power/light

GARDEN

Rear enclosed garden with lawned area, seating area with plants/shrubs, side access gate and access to garage

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 **

