



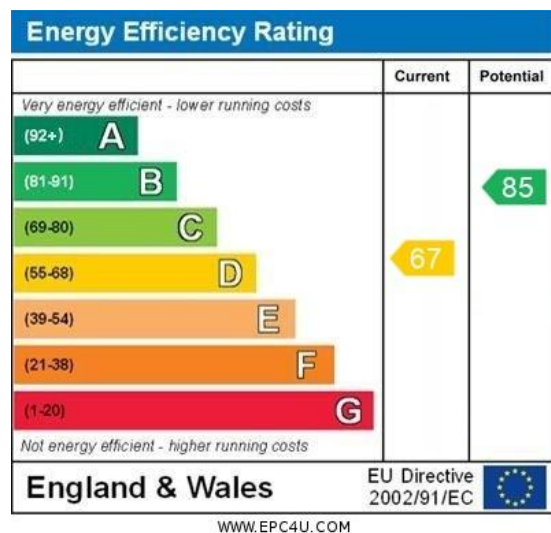
**Lucy Boardman** (Formerly Lloyds Bank) -

**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**  
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**Steel Street | Askam-in-Furness | LA16 7BP**

**Asking Price £114,950**

- Well Presented Mid Terrace Property
- Sought After Location In Askam In Furness
- Lounge, Dining Room
- Fitted Kitchen, GF Bathroom
- 2 Double Bedrooms
- CH, DG
- Rear Yard, Separate Garden
- Close To Coastal Beaches
- Viewing Recommended
- Council Tax Band A





## Property Description

We are pleased to bring to the market this well presented mid terrace property in the popular village location in Askam in Furness, close to local amenities, transport links, primary school and coastal beaches. The property comprises of vestibule, lounge, dining room, fitted kitchen, ground floor bathroom and 2 double bedrooms. The property benefits from central heating, double glazing rear with a separate garden across the service lane, with raised garden area and purpose-built store/shed. Viewings are highly recommended to appreciate size and standard on offer.  
(Please note, wood burner fire in lounge is not being left, or the wood store in the garden)

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/tissue.states.slot>

### FRONTAGE

Double glazed door to

### VESTIBULE

Open to

### LOUNGE

**12' 1" x 9' 6" (3.70m x 2.91m)**

Double glazed window, radiator, stairs to first floor, under stairs storage, open to kitchen

### DINING ROOM

**11' 8" x 12' 0" (3.57m x 3.66m)**

Double glazed window, feature fireplace with built in storage units, coved ceiling and door to

### KITCHEN

Double glazed window, fitted wall base drawer units, with worktops to compliment, inset white sink with mixer taps, cooker point, plumbing for washer, tiled splash, tiled flooring, open to

### REAR HALL

Double glazed door, tiled flooring and door to ground floor bathroom

### GROUND FLOOR BATHROOM

Double glazed frosted window, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps/shower head, tiled splash and tiled flooring

### LANDING

Doors to

### BEDROOM 1

**11' 7" x 11' 11" (3.54m x 3.65m)**

Double glazed window, radiator and built in storage cupboard

### BEDROOM 2

**9' 4" x 11' 0" (2.86m x 3.36m)**

Double glazed window, radiator and built in storage (boiler)

### YARD

access gate and water tap

### GARDEN

Outhouse/store, raised garden area with purpose built store in it and plants/shrubs

### 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

