



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.



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.

Tenure
Freehold

Council Tax Band
A

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Asking Price £144,950

- Spacious End Terrace Property
- Popular Location In Askam in Furness
- Hallway, Spacious Lounge/Diner
- Dining Room, Utility Room
- Extended Fitted Kitchen/Diner
- GF Cloaks/WC, 2 Bedrooms
- 4-Piece Suite, Family Bathroom
- CH, DG, Side Court Yard
- Viewing Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this end terrace property in the popular residential area in Hindpool, close to local amenities, transport links, schools etc. The property comprises of entrance hallway, giving access to a spacious lounge/diner, dining room, utility room leading to the extended fitted kitchen/diner with ground floor cloaks/WC, 2 double bedrooms and a family 4-piece suite bathroom with a free-standing roll top bath. The property benefits from central heating, double glazing, side yard area with paved seating area. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/ounce.shortcuts.gear>

FRONTAGE

Side access gate to paved area with pots/plants and double-glazed doors to

ENTRANCE HALL

Double glazed window, laminate flooring, radiator, open to dining area and door to

LOUNGE

12' 9" x 18' 0" (3.91m x 5.49m)

Double glazed window, radiator, laminate flooring, storage cupboard, feature fireplace and dado rail

DINING ROOM

9' 7" x 7' 2" (2.93m x 2.19m)

Double glazed window, laminate flooring, doors to stairs and double doors to utility room

KITCHEN/DINER

14' 8" x 14' 10" (4.49m x 4.53m)

Double glazed window, double glazed patio doors to side area, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, cooker point, plumbing for dishwasher, feature glass display unit, breakfast bar, tiled flooring, tiled splash and door to ground floor cloaks/WC

UTILITY ROOM

6' 9" x 11' 7" (2.06m x 3.54m)

Double glazed window, radiator, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, plumbing for washer, laminate flooring, panelled walls and door to kitchen extension

GROUND FLOOR CLOAKS/WC

Low level WC, hand wash basin with mixer taps, radiator and tiled flooring

LANDING

6' 9" x 11' 7" (2.06m x 3.54m) Spindle balustrade, access to loft with pull-down ladders and doors to

BEDROOM 1

14' 8" x 10' 4" (4.49m x 3.17m)

Double glazed window and radiator

BEDROOM 2

11' 10" x 9' 3" (3.63m x 2.83m)

Double glazed windows and radiator

BATHROOM

9' 8" x 7' 1" (2.95m x 2.18m)

Double glazed frosted window, 4-piece low level WC, pedestal hand wash basin with taps, roll-top free standing bath with taps, wall mounted shower with wet room style flooring and part panelled walls

SIDE YARD

Side yard area and seating paved 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 **

