



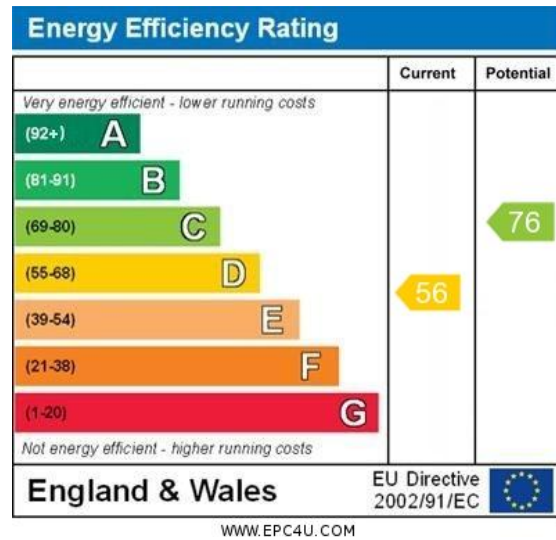
Lucy Boardman (Formerly Lloyds Bank) -

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
Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

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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.



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Residential Sales Residential Lettings Commercial Sales & Lettings



Sharp Street | Askam-in-Furness | LA16 7BN

Asking Price £119,950

- Mid-Terrace Property
- Well Maintained Throughout
- Gas Central Heating
- 2 Reception Rooms
- Modern Fitted Kitchen
- 2 Bedrooms
- Dressing Room/ Office
- Ground Floor Bathroom
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this mid terrace property in the popular residential area in Askam-In-Furness, close to local amenities, transport links, local primary school and coastal beaches. The property comprises of 2 reception rooms, kitchen, 2 bedrooms, potential office or dressing room and a ground floor bathroom. The property benefits from gas central heating and a rear yard. The property would suit a variety of buyers and ideal for the rental market which could bring in a good yield. Viewing is highly recommended.

SERVICES

Gas, water, electric, telephone, drainage

RECEPTION

9' 0" x 11' 10" (2.76m x 3.62m)

uPVC double glazed front door and window, gas and electric metres, stairs to first floor landing, a radiator and a glazed door to reception 2.

RECEPTION 2

11' 6" x 11' 10" (3.51m x 3.63m)

uPVC double glazed window, folding door to under stairs cupboard, a radiator and glazed door to kitchen.

KITCHEN

5' 8" x 8' 10" (1.75m x 2.71m)

2 uPVC double glazed windows, wall and base storage cupboards with working surfaces and tiled surroundings, stainless steel rebated sink and drainer, lino flooring, plumbing for a washing machine.

REAR HALLWAY

uPVC double glazed door to rear yard area, wall and base storage cupboards and a door to ground floor bathroom.

LANDING

Doors to bedrooms, access to loft

BEDROOM 1

9' 0" x 11' 9" (2.76m x 3.60m)

uPVC double glazed window, a radiator and a folding door to over stairs cupboard.

BEDROOM 2

11' 6" x 11' 9" (3.53m x 3.60m)

uPVC double glazed window, gas combi boiler, a radiator and a built in wardrobes and storage cupboards.

BEDROOM 3

5' 10" x 9' 0" (1.78m x 2.76m)

uPVC double glazed window, restricted headroom

BATHROOM

uPVC double glazed frosted window, plastic cladding to ceiling and walls, white suite comprising W.C, pedestal basin and bath with overhead mixer shower, shower rail/curtain, lino flooring, extractor fan and a radiator

YARD TO REAR

With outhouse and rear yard door

VIEWING

Key accompanied

Draft particular subject to client approval.

