



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

Contact Details

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Steel Street | Askam-in-Furness | LA16 7BS

Asking Price £115,000

- Extended Mid Terrace Property
- Popular Location In Askam
- In Need Of Some Modernisation
- Lounge And Dining Room
- Extended Fitted Kitchen/ Diner
- 2 Double Bedrooms, Bathroom
- Double Glazing, Rear Yard
- Detached Garage/Workshop
- Off Road Parking
- Council Tax Band A, Freehold



**ROSS Estate
Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this extended mid terrace property in the popular location of Askam-In-Furness close to local schools, amenities, transport links and local beaches. The property is in need of updating/modernising, however this is reflected in the asking price. The property comprises of 2 reception rooms, extended kitchen/diner, 2 double bedrooms and a bathroom. The property benefits from double glazing, rear yard with adjacent detached garage/workshop and off road parking. Viewing is recommended, would suit a variety of buyers and the workshop would be a great asset. The property is also being sold with vacant possession.

SERVICES

Water, Telephone, Drainage and Electric.

VESTIBULE

Double glazed door to-

DINING ROOM

9' 3" x 10' 8" (2.84m x 3.26m)

Double glazed window, open fire place with tiles, built in storage cupboard with glass units and door to-

LOUNGE

11' 6" x 12' 1" (3.51m x 3.69m)

Stairs to 1st floor, double glazed window, feature stone effect fire place with multi fuel wood burner style fire, under stairs storage and door to-

KITCHEN

23' 5" x 7' 7" (7.14m x 2.33m)

Double glazed window, double glazed sliding patio doors, fitted wall and base storage units with worktops to compliment, inset white 1 and a half bowl sink unit with mixer taps, plumbing for washer, integrated oven, 4 ring hob with extractor over and tiled splash.

LANDING

Doors to-

BEDROOM 1

9' 5" x 11' 10" (2.88m x 3.63m)

Double glazed window and storage heater (not tested)

BEDROOM 2

12' 0" x 11' 4" (3.66m x 3.46m)

Double glazed window, storage heater (not tested) and door to bathroom.

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, hand wash basin with mixer taps, vanity unit, paneled enclosed bath with shower over and tiled splash.

GARDEN

10' 5" x 26' 6" (3.20m x 8.08m)

Rear yard with covered area, water tap, access gate to rear and off road parking area giving access to double door detached garage/workshop

GARAGE/WORKSHOP

10' 5" x 26' 6" (3.20m x 8.08m)

Detached double door garage/workshop, power/light and double glazed windows

VIEWINGS

By appointment

