



25 Avocet Crescent, Askam

BEDROOM 3

19' 4" x 15' 5" (5.90m x 4.70m)

Double glazed window, built in double door wardrobe, access to loft and radiator

BEDROOM 4

15' 5" x 14' 9" (4.70m x 4.50m)

Double glazed window with stunning coastal views, 2 x 2 double door fitted wardrobes and radiator

BEDROOM 5/STUDY

9' 6" x 15' 1" (2.90m x 4.60m)

Double glazed window and radiator

BATHROOM

Double glazed velux window, 4 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed double ended bath with telephone style mixer taps/shower head, walk in shower cubicle with shower, part tiled walls, storage, spotlight ceiling and 2 radiators

GARDEN

Easy maintenance rear garden with paved seating areas, shale area with plants/shrubs, lawned area, pond, stunning views towards the coastal beaches and the cumbrian countryside and hills, side access gate and water tap

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.

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.

VIEWINGS

By appointment

AGENT 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**

Tenure

Freehold

Council Tax Band

G

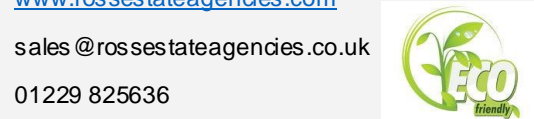
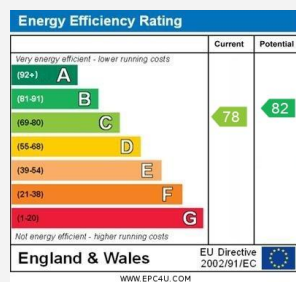
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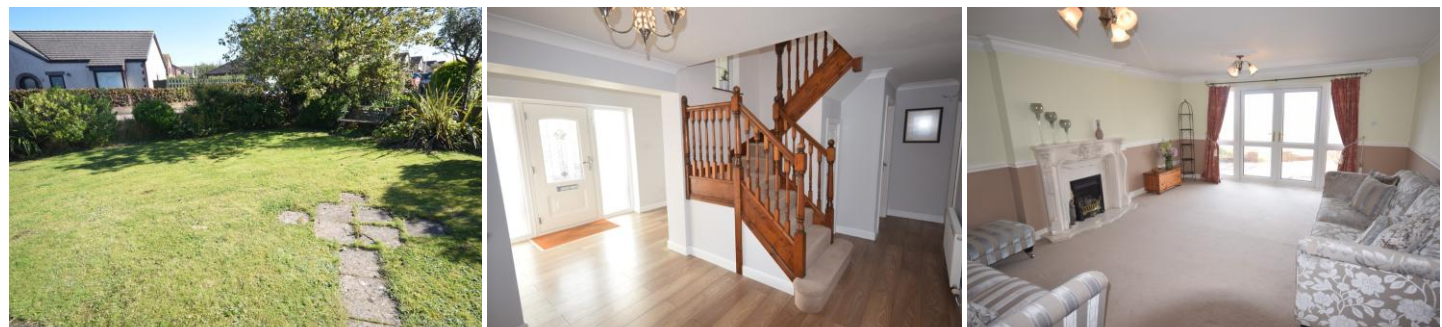
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Avocet Crescent | Askam-in-Furness | LA16 7HP

Asking Price £597,500

- Executive Style Detached Family Home
- Stunning Coastal/Countryside Views
- Popular Location In Askam-in-Furness
- Hall, Spacious Lounge
- Open Plan Family Room/Modern Fitted Kitchen
- 5 Double Bedrooms, 2 Ensuites
- 4 Piece Suite Family Bathroom, Utility Room
- CH, DG, Off Road Parking For Several Cars
- Garage, Gardens To Front/Rear With Views
- Council Tax Band G



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Property Description

We are delighted to bring to the market this detached individual executive style family home in the popular residential area in Askam-in-Furness. The property must be seen to appreciate the size and stunning views from the rear over the local coastal beaches and countryside views towards the Cumbrian Hills. The property offers excellent living accommodation comprising of entrance hallway giving access to a spacious lounge, open plan family room and fitted kitchen with fitted appliances and feature island with seating, conservatory, utility room, ground floor cloaks, 5 bedrooms with 2 ensuites and family 4 piece suite bathroom. The property benefits from central heating, double glazing, rear balcony, off road parking for several cars, access to the garage, easy maintenance front garden with a rear garden with seating area, lawned area and the most stunning coastal views to the rear of the property. Viewing is highly recommended.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door with frosted double glazed side windows

ENTRANCE HALL

Laminate flooring, spindle staircase to first floor, coved ceiling, under stairs storage, 2 radiators, double doors to open plan family room/kitchen and doors to lounge, ground floor bedroom and cloaks/w.c.

CLOAKS/WC

Low level w.c, feature hand wash basin with mixer taps, tiled splash and laminate flooring

FAMILY ROOM

16' 8" x 14' 9" (5.10m x 4.50m)

Double glazed patio doors, laminate flooring, open plan living accommodation and 3 radiators

KITCHEN

Double glazed patio doors, double glazed window, fitted high shine wall and base storage units with black sparkle worktops to compliment, feature island with wine rack, drawer storage, dining table with dropped inset double stainless steel sink unit with mixer taps, integrated 6 ring hob with extractor over, double oven, microwave, dishwasher, spotlight ceiling and laminate flooring

UTILITY ROOM

Stainless steel sink unit with taps, plumbing for washer, worktops, base and wall units and door to garage

GARAGE

13' 1" x 14' 9" (4.00m x 4.50m)

Up and over door with power and light

CONSERVATORY

10' 9" x 14' 1" (3.30m x 4.30m)

Double glazed patio doors and double glazed windows with stunning views and tiled flooring

LOUNGE

16' 8" x 14' 5" (5.10m x 4.40m)

Double glazed patio door with coastal views, double glazed side windows, feature Adams style fireplace with coal effect fire, dado rail, coved ceiling with 2 ceiling roses and radiator

GROUND FLOOR BEDROOM

11' 3" x 15' 1" (3.45m x 4.60m)

Double glazed window, laminate flooring, coved ceiling and door to ensuite

ENSUITE

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, shower cubicle with shower, part tiled walls, radiator, spotlight ceiling and laminate flooring

LANDING

Double glazed window, double glazed velux, spindle balustrade, storage cupboard and doors to all rooms

BEDROOM 2

14' 5" x 15' 5" (4.40m x 4.70m)

Double glazed patio doors to balcony with stunning coastal views, door to full size walk in wardrobe, laminate flooring, radiator and door to ensuite

ENSUITE

Double glazed velux window, 3 piece suite with low level w.c. with fitted vanity storage units, hand wash basin with mixer taps, walk in shower area with double headed shower, paneled walls/flooring, feature lighting, mirror, spotlight ceiling and radiator

