

## BATHROOM

Double glazed window, fitted towel rail, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps and shower over, tiled walls, tiled flooring and spotlight ceiling.

## GARAGE

18' 2" x 12' 10" (5.55m x 3.93m)

Electric roller shutter door, double glazed window, power / light.

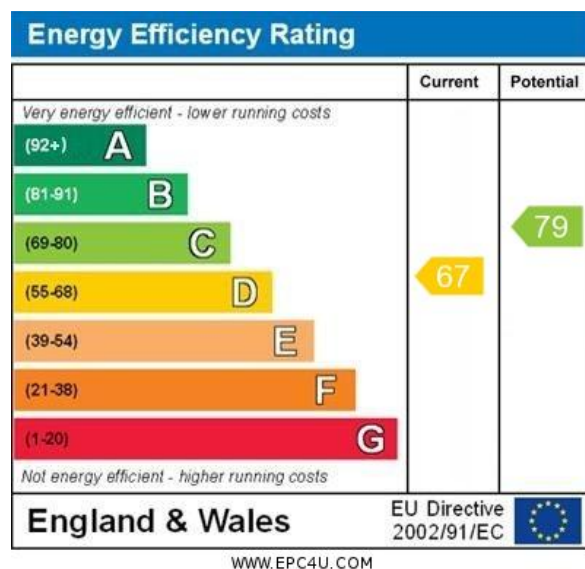
## GARDEN

Rear enclosed established garden with lawned area, paved seating area, water tap, plants / shrubs and side access

## VIEWING

Key accompanied.

*Draft particular subject to client approval.*



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.

## Tenure

Freehold

## Council Tax Band

D

## Contact Details

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# ROSS

## Estate Agencies



**Wakefield Street | Askam-in-Furness | LA16 7JR**

**Asking Price £339,950**

- Detached Family Home
- Sought After Location In Askam
- Excellent Family Living Accommodation
- Bay Window Lounge, Dining Room
- Modern Fitted Kitchen- Utility Room
- 4 Bedrooms- Master Having EnSuite
- Family Bathroom, Ground Floor Cloaks/ W.C
- Gardens To Front And Rear
- Off Road Parking – Garage
- Council Tax Band D



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## Property Description

We are delighted to bring to the market this excellent detached family home in the popular residential area in Askam- In -Furness, close to local amenities, transport links, local primary schools and coastal beaches. The property gives ideal family living accommodation comprising off entrance vestibule area with ground floor5 cloaks/ W.C, hallway with spindle staircase and doors leading to spacious bay window lounge, double doors to dining room, recently modern fitted high shine kitchen with build in appliances, utility room to match, 4 good size bedrooms with master having EnSuite and a family bathroom. The property benefits from central heating, double glazing, off road parking leading to garage with electric roller door, mature garden to front and rear. Viewing is highly recommended to appropriate size and standard on offer.

### SERVICES

Gas, water, electric, telephone, drainage.

### FRONTAGE

Off road parking gives access to garage. Mature front garden with lawned area, plants and shrubs. Double glazed doors to vestibule. laminate flooring, borrowed window, dado rail and door to ground floor cloaks and hallway.

### ENTRANCE HALL

Spindle staircase to first floor, dado rail, laminate flooring, doors to borrowed window.

### LOUNGE

**23' 4" x 13' 10" (7.13m x 4.24m)**

Double glazed windows. Feature fire surround with coal effect fire, laminated flooring, coved ceiling with double doors to dining room, 1 tv point and 2 radiators.

### DINING ROOM

**11' 4" x 10' 9" (3.46m x 3.30m)** Double glazed patio doors to rear garden, laminate flooring, coved ceiling, doors to kitchen and 1 radiator.

### GROUNG FLOOR CLOAKS / W.C

Double glazed frosted window, low level W.C, hand wash basin with vanity unit and mixer taps, tiled splash, laminate flooring, spotlight ceiling and 1 radiator.

### KITCHEN

Double glazed windows, recently fitted modern high shine wall base and storage unit with work tops to compliment inset 1 and a half bowl coloured sink unit with mixer taps, integrated double oven, 4 ring induction hob, dishwasher, fridge, tiled splash, under stairs storage, laminated flooring with a spotlight ceiling.

### UTILITY ROOM

**11' 10" x 6' 1" (3.61m x 1.87m)**

Double glazed door to garden, double glazed window, fitted base unit with work tops to compliment, plumb for washer, spotlight ceiling, door to garage and 1 radiator.

### LANDING

Spindle staircase, double glazed window, access to loft storage cupboard and doors to bedroom.

### BEDROOM 1

**10' 11" x 14' 0" (3.33m x 4.27m)**

Double glazed window, coved ceilings, doors to EnSuite.

### ENSUITE

Double glazed frosted window, 3 piece low level W.C, pedestal hand wash basin with mixer taps, corner shower cubicle with shower, tiled splash, tiled flooring, spotlight ceiling, towel rail/ radiator.

### BEDROOM 2

**14' 0" x 10' 11" (4.27m x 3.34m)**

Double glazed window with pleasant views, coved ceiling and 1 radiator.

### BEDROOM 3

**6' 8" x 10' 8" (2.04m x 3.26m)**

Double glazed window, coved ceiling and 1 radiator.

### BEDROOM 4

**9' 0" x 10' 6" (2.76m x 3.21m)**

Double glazed window, coved ceilings, over stairs storage and 1 tv point.

