

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.

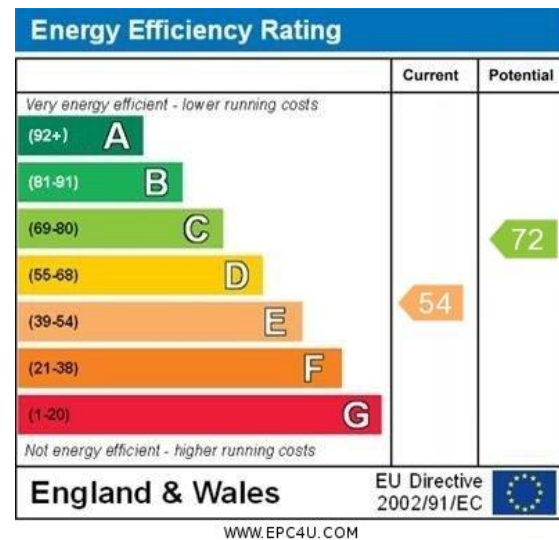
General

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.

ROSS

Estate Agencies



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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Tenure
Freehold

Council Tax Band
A

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High Duddon Close | Askam-in-Furness | LA16 7EW Asking Price £225,000

- Semi Detached Family Home
- Cul De Sac Location In Askam
- Well Presented Tastefully Decorated
- Hall, Lounge, Dining Room
- Kitchen, Utility, GF Cloaks, WC
- 3 Bedrooms, Family Bathroom
- CH, DG
- Gardens To Front / Rear
- Council Tax Band A
- Viewing Recommended





Property Description

We are delighted to bring to the market this well presented tastefully decorated. Semi detached family home in a cul de sac location in Askam In Furness close to local amenities, school transport links and local beaches. The property offers excellent family living accommodation comprising of entrance hallway, spacious lounge, dining room, galley style kitchen. Utility area, GF cloaks WC, 3 good sized bedrooms and a family bathroom. The property benefit from CH , DG, enclosed gardens to front and rear. Viewing is highly recommended.

SERVICES

Gas, Water, Electric, Telephone , Drainage

FRONTAGE

Lawned garden with mature hedges and borders, flagged size access to rear garden, side access has a canopy over, outside lighting and power.

ENTRANCE HALL

uPVC double glazed front door, doors into the lounge, dining, lounge and kitchen, stairs to the first floor landing. Original wooden floorboards and 1 radiator.

LOUNGE

14' 2" x 14' 9" (4.33m x 4.50m)

uPVC double glazed bay window, wooden fire surround with inset gas fire and 1 radiator.

DINING ROOM

9' 7" x 10' 9" (2.93m x 3.29m)

Open archway into conservatory and 1 radiator

CONSERVATORY

8' 9" x 10' 0" (2.67m x 3.06m)

uPVC double glazed doors and windows, Engineered wood flooring.

KITCHEN

6' 11" x 11' 8" (2.12m x 3.56m)

uPVC double glazed window, cream wall and base storage cupboards with wood effect working surfaces and tiled surrounds. stainless steel one and half bowl sink and drainer. Electric fan oven and range style gas hob with filter hood, built in fridge and dishwasher, kick board electric fan heater.

UTILITY ROOM & WC

uPVC double glazed door and windows, wall and base storage cupboards with working surface, belfast sink. Plumbing for washing machine. Gas combi boiler, separate WC with sink and towel rail.

LANDING

Doors into bedrooms and bathroom. uPVC double glazed window, loft access with pull down ladder, loft is partially boarded. Built in storage cupboard.

BEDROOM 1

uPVC double glazed window and 1 radiator.

BEDROOM 2

10' 9" x 11' 2" (3.29m x 3.42m)

uPVC double glazed window and 1 radiator.

BEDROOM 3

6' 11" x 9' 10" (2.12m x 3.00m)

uPVC double glazed window, over stairs storage cupboard.

VIEWINGS

Key Accompanied

BATHROOM

uPVC double glazed frosted window, white suite comprising WC, pedestal basin with storage cabinet underneath, bath with overhead electric shower, recessed lighting.

REAR GARDEN

Lawned and flagged patio areas, raised decking area mature hedges and trees, ooutside tap and access to the storage shed.

