

**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  
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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

# ROSS

## Estate Agencies



**Dalton Road | Askam-in-Furness | LA16 7AP**

**Asking Price £179,950**

- Well Presented Forecourt Family Home
- Popular Location In Askam-In-Furness
- Hall, Lounge With Wood Burner Style Fire
- Dining Room, Fitted Kitchen
- 3 Bedrooms, Store Room
- Family Bathroom
- CH,DG, Rear Yard
- Suit A Varity Of Buyers
- Viewing Recommended
- Council Tax Band A







Property Description

We are pleased to bring to the market this well presented and tastefully decorated forecourt mid terrace property in the popular residential area of Askam-In-Furness close to local amenities, transport links, local school and coastal beaches. The property offers excellent living accommodation comprising of entrance hallway, lounge with wood burner style fire, dining room, fitted kitchen, 3 bedrooms, store room and family bathroom. The property benefits from central heating, double glazing and a rear yard. Viewing is highly recommended to appreciate size on offer.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/gaps.sampling.ideals>

FRONTAGE

Access gate to forecourt garden area with paved seating area, double glazed door to

VESTIBULE

Laminate flooring, door to

ENTRANCE HALL

Radiator, Laminate flooring, stairs to 1st floor, door to

LOUNGE

10' 11" x 13' 4" (3.34m x 4.08m)

Double glazed sash window with window shutter, feature brick chimney breast with wood burner style fire, open to

DINING ROOM

14' 7" x 11' 1" (4.47m x 3.39m)

Radiator, double glazed window, laminate flooring, brick effect chimney breast, door to kitchen

KITCHEN

Radiator, double glazed window, double glazed door, fitted blue/white wall base drawer unit with worktops to compliment, inset one and a half stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, spotlight ceiling, breakfast bar

LANDING

Spindle balustrade, stairs to 2nd floor, doors to

BEDROOM 1

14' 11" x 13' 1" (4.55m x 4.01m)

Double glazed sash window with window shutter

BEDROOM 2

7' 5" x 14' 11" (2.27m x 4.57m)

Radiator, double glazed window, coved ceiling

BATHROOM

Radiator, double glazed frosted window, 4 piece suite, low level W.C, hand wash basin with mixer taps/vanity unit, panelled enclosed bath with mixer taps/shower head, shower cubicle with shower, panelled walls, panelled ceilings

STAIRS TO 2ND FLOOR

Double glazed window, door to bedroom 3

BEDROOM 3

10' 5" x 10' 1" (3.18m x 3.08m)

Double glazed window with pleasant views, door to

STORE ROOM

Storage in eaves

REAR ENCLOSED YARD

Access gate, paved seating area, artificial grass area

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 Plus VAT \*\*This is non refundable once the AML check has been carried out\*\*

