



**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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**

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**James Street East | Askam-in-Furness | LA16 7AZ Asking Price £138,000**

- Well Presented End Terrace (Block 3)
- Tastefully Decorated Throughout
- Sought After Location In Askam
- Lounge Open To Dining Room
- Fitted Kitchen, Ground Floor Bathroom
- 3 Double Bedrooms
- Central Heating, Double Glazing, Rear Yard
- Viewing Highly Recommended
- Suit A Variety Of Buyers
- Council Tax Band A, Freehold







## Property Description

We are pleased to bring to the market this well presented and tastefully decorated end terrace (block of 3) property in a cul de sac location in Askam-in-Furness close to local amenities, transport links, popular primary school and coastal beaches. The property comprises of lounge with feature fireplace and wood burner style fire, dining room, modern fitted kitchen and ground floor bathroom. The property boasts 3 double bedrooms over 2 floors, central heating, double glazing and rear yard. Viewing is highly recommended to appreciate the size and standard on offer and would suit a variety of buyers.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### VESTIBULE

Double glazed door to

### LOUNGE

**13' 5" x 11' 3" (4.11m x 3.44m)**

Double glazed patio doors to rear, laminate flooring, feature stone effect fire surround with multi fuel fire, under stairs storage, a radiator and open to

### DINING ROOM

**12' 2" x 10' 2" (3.71m x 3.10m)**

Double glazed window, laminate flooring, stairs to first floor, a radiator and a door to

### KITCHEN

Double glazed window, double glazed door, fitted cream wall base drawer units with worktops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, integrated fridge/freezer, dishwasher, plumb for washer, laminate flooring and door to ground floor bathroom

### GROUND FLOOR BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, shaped panel enclosed bath with central mixer taps, double headed shower over, tiled splash, and a spotlight ceiling

### LANDING

Storage cupboard, stairs to second floor, doors to

### BEDROOM 1

**9' 11" x 13' 5" (3.03m x 4.10m)**

Double glazed window and a radiator

### BEDROOM 2

**8' 11" x 13' 5" (2.72m x 4.09m)**

Double glazed window and a radiator

### LOFT ROOM

**16' 0" x 11' 11" (4.90m x 3.64m)**

Double glazed Velux window, double glazed window, spindle balustrade and a spotlight ceiling

### REAR YARD

Rear yard, access gate, water tap, outside electrics, rear access lane with paved area, storage unit, outhouse.

### VIEWING

Key accompanied.

Draft particular subject to client approval

### 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.

