



**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>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(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	

WWW.EPC4U.COM

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**  
B

**Contact Details**  
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16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

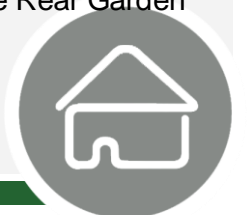
www.rossstateagencies.com  
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**Steel Street | Askam-in-Furness | LA16 7BP**

**Asking Price £189,950**

- Well Presented Semi-Detached Property
- Popular location in Askam-In-Furness
- Suit A Variety Of Buyers
- Spacious Lounge
- Fitted Kitchen
- 2 Bedrooms, Bathroom
- CH, DG, Off Road Parking, Conservatory
- Front Garden, Extensive Mature Rear Garden
- Viewing Highly Recommended
- Council Tax Band B



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Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



## Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home, in the popular location in Askam-In-Furness, close to local amenities, transport links, primary school and coastal beaches. The property is in a ready to move into condition and comprises of a spacious bay window lounge, fitted kitchen with door to a conservatory with under floor heating, double glazed glass roof, 2 bedrooms and a fitted 3 piece suite bathroom. The property benefits from plenty of updates from the current vendor including, soffits, gutters, fascia boards, tudor boards all recently renovated, double glazed composite door, double glazed windows and central heating. The property also benefits from off road parking for 2 vehicles, easy maintenance front garden with a rear extensive mature garden with several levels for seating, grassed, decked area, garden sheds, outside electrics, water tap and access with double gates to the side. Viewing is highly recommended.

### SERVICES

Gas, water, electric, drainage, fibre optic connection line

### FRONTAGE

Off road parking, easy maintenance front garden with a double glazed door to

### ENTRANCE HALLWAY

Double glazed window, spindle staircase to the first floor and open to

### LOUNGE

**13' 1" x 10' 11" (3.99m x 3.34m)**

Double glazed bay window, feature fire surround with coal effect gas fire, laminate flooring, under stairs storage and a door to

### KITCHEN

**13' 8" x 8' 5" (4.18m x 2.58m)**

Double glazed window, double glazed door, fitted white wall and base drawer units with work tops to compliment, inset white one and a half bowl with mixer taps, Smeg free range arga style cooker (Smeg cooker and American style fridge/freezer is negotiable with the sale), with 5 ring hob, double oven, extractor over, plumb for washer and a radiator leading to

### CONSERVATORY

Double glazed patio doors, double glazed window, glass roof, tiled under floor heating (Smart Heat)

### LANDING

Double glazed window, access to loft, fibre optic connection points and doors to

### BEDROOM 1

**10' 8" x 12' 2" (3.26m x 3.72m)**

Double glazed windows, laminate flooring and a double door walk in wardrobe

### BEDROOM 2

**7' 10" x 9' 1" (2.41m x 2.78m)**

Double glazed window, laminate flooring and a radiator

### BATHROOM

Double glazed frosted window, fitted 3 piece suite with low level W.C, hand wash basin with mixer taps/vanity unit/storage, panel enclosed bath with telephone style mixer taps/shower head, paneled walls, paneled ceiling

### GARDEN

Mature rear enclosed garden with decked seating area, lawned area with plants/shrubs, raised lawned seating area with further raised area with garden shed/storage, garden shed with double doors, side access gates, water tap and outside electrics.

### 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.

Anti-Money Laundering checks cost - £25.00 + VAT  
 \*\*This is non refundable once the AML check has been carried out\*\*

