



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+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

C

Contact Details

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Abbey Heights | Askam-in-Furness | LA16 7HT

Asking Price £235,000

- Detached Family Home
- Cul De Sac Location / Abbey Heights
- Excellent Living Accommodation
- Hall, GF Cloaks, Spacious Lounge
- Dining Room, Kitchen, Conservatory
- 3 Bedrooms and Shower Room
- CH, DG
- Gardens To The Front/ Rear
- Viewing Recommended
- Council Tax Band C





Property Description

We are delighted to bring to the market this detached family home in cul de sac location in Abbey Heights Ireleth, Close to local amenities, transport links and local primary school. The property comprises off entrance hallway area with access to GF cloaks, spacious bay windowed lounge with double doors to dining room, kitchen, conservatory. To the first floor are 3 good sized bedrooms and shower room. The property benefits from gas central heating, double glazing, gardens to the front/ rear, off road parking and garage. The property is being sold with vacant possession and viewing is recommended.

SERVICES

Gas, Water, Electric, Telephone, Drainage

FRONTAGE

Off road parking giving access to garage. Front garden area with plants, borders and shrubs, paved seating area and access gate. Double glazed door to entrance hallway.

GF CLOAKES

Double glazed frosted window low level WC , hand wash basin with mixer taps and laminate flooring.

LOUNGE

13' 11" x 13' 3" (4.26m x 4.05m)

Double glazed bay window, feature fire surround with fire, laminate flooring, dado rail, coved ceiling, 1 radiator, spindle staircase to the 1st floor and double doors to dining room.

ENTRANCE HALL

Laminate flooring and doors to ground floor cloaks.

DINING ROOM

9' 7" x 11' 0" (2.93m x 3.37m)

Double glazed sliding doors to conservatory, laminate flooring, under stairs storage cupboard, dado rail, coved ceiling, 1 radiator and doors to kitchen.

KITCHEN

Double glazed window, double glazed door to side, fitted wall, base drawer unit with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, fridge freezer, plumb for dishwasher/ washer, tiled splash, tiled flooring and 1 radiator.

CONSERVATORY

Double glazed shaped conservatory with double glazed patio doors and laminate flooring.

LANDING

Double glazed window, storage cupboard and access to loft, doors to bedrooms.

BEDROOM 1

Double glazed window and radiator.

BEDROOM 2

9' 1" x 12' 0" (2.78m x 3.66m)

Double glazed window and 1 radiator.

BEDROOM 3

7' 11" x 7' 4" (2.43m x 2.26m)

Double glazed window and 1 radiator

VIEWING

Key Accompanied

Draft particular subject to client approval.

BATHROOM

Double glazed frosted window, 3-piece low level WC with hand wash basin, vanity unit/ storage walk in double size shower cubicle with 2 showers, tiled splash and tiled walls.

GARDEN

Enclosed rear garden with paved seating area, raised lawned area with plants, shrubs, storage shed, access gate to both sides and water tap.

