

Lucy Boardman (Formerly Lloyds Bank) -

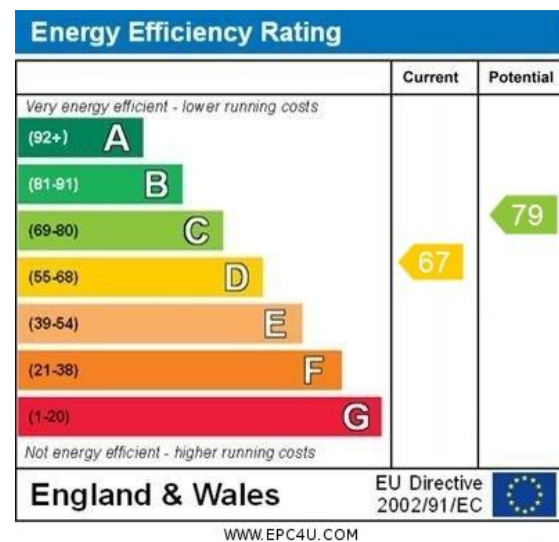
Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage 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.

Tenure
Freehold

Council Tax Band
A

Contact Details

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636



Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com



Askam Road | Dalton-in-Furness | LA15 8JU

Asking Price £219,950

- Stunning Mid Terrace Cottage
- Lovely Location Outskirts of Askam
- Completely Renovated Throughout
- Hall, Open Plan Lounge/Dining Room
- Fitted kitchen, Utility Room/Cloaks/WC
- 2 Bedrooms
- Modern Fitted Shower Room
- CH, DG, Rear Yard
- Large Separate Garden with Workshop
- Council Tax Band A



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Well what little gem!

We are delighted to bring to the market this well presented and tastefully decorated mid terrace property in a single row of cottages on the outskirts of Askam and Dalton. The Property comprises of entrance hall area, leading to a open plan lounge /diner with lovely feature fireplace with a wood burner style fire, galley fitted kitchen, utility room with cloaks/WC, 2 good size bedrooms with a modern fitted shower room. The property benefits from central heating, double glazing, pleasant yard, then there is a extensive separate rear garden with lawned area, raised area with countryside views, off road parking with a large workshop/store. The property has been renovated to a high standard and viewings are welcome to appreciate size and offer, its also being sold with vacant possession

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/hatter.candles.earphones>

FRONTAGE

Double glazed door

VESTIBULE

Laminate flooring and door to

LOUNGE

11' 2" x 11' 11" (3.42m x 3.64m)

Open plan lounge/dining, double glazed window with window seat, feature fireplace with wood burner style fire, slate effect hearth, part panelled wall, laminate flooring, under stairs storage and door to kitchen

DINING ROOM

10' 0" x 9' 9" (3.07m x 2.98m)

Double glazed window, laminate flooring, spindle staircase to 1st floor, radiator, built in storage cupboard, open to lounge

KITCHEN

11' 4" x 6' 3" (3.47m x 1.93m) Double glazed window, recently fitted wall base drawer units with worktops to compliment, inset white 1 1/2 bowl sink unit with mixer taps, integrated oven, microwave, 4 ring hob, breakfast bar, opens to rear hall area

REAR HALL

Double glazed door to rear, laminate flooring, door to utility/cloaks

UTILITY/CLOAKS/WC

6' 3" x 8' 3" (1.92m x 2.54m)

Double glazed frosted window, fitted wall base units with worktops to compliment, inset ceramic white sink with mixer taps, plumbing for washer, part panelled walls, low level WC, boiler, laminate flooring and radiator

LANDING

Spindle balustrade/staircase, access to loft and doors to

BEDROOM 1

9' 10" x 11' 10" (3.00m x 3.62m)

Double glazed window, with pleasant views and radiator

BEDROOM 2

12' 1" x 9' 0" (3.69m x 2.75m) Double glazed window and radiator

BATHROOM

Modern fitted 3-piece suite with low level WC, feature hand wash basin with black mixer taps and vanity unit, double size walk in shower cubicle with double headed shower, feature tiled splash, spotlight ceiling, radiator and tiled flooring

WORKSHOP

15' 9" x 9' 8" (4.81m x 2.97m) Off road parking giving access to large workshop and garden

GARDEN

Enclosed rear extensive garden with lawned area, plants/shrubs, raised area with countryside views, seating area

