



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.



Sharp Street | Askam-in-Furness | LA16 7BN

Asking Price £124,000

- Well Presented Mid-Terrace Property
- Sough After Location in Askam-in-Furness
- Lounge, Dining Room
- Modern Fitted Galley Style Kitchen
- Ground floor Shower Room
- Two Double Bedrooms, Bathroom
- Council Tax Band A
- Gas C/H, uPVC D/Glazing
- Rear Yard
- Viewing Highly Recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(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			

Tenure
Freehold

Council Tax Band
A

Contact Details
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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.



ROSS Estate 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 modern terrace property in the popular location of Askam-in-Furness, close to local amenities, transport links, local primary School and Coastal beaches. The property comprises of vestibule, lounge, dining room, modern high shine grey fitted kitchen with built in appliances, ground floor shower room and to the first floor there are two double bedrooms and a bathroom. The property benefits from gas central heating, double glazing and a rear yard, it would suit a variety of buyers as it is in a ready to walk into condition. Viewing highly recommended.

SERVICES

Gas. Electric. Water. Telephone. Drainage

FRONTAGE

Double glazed front door.

VESTIBULE

Dado rail and door to lounge.

LOUNGE

11' 5" x 12' 0" (3.49m x 3.68m)

Double glazed window, feature fire surround with coal effect fire, tv point, radiator and door to kitchen.

DINING ROOM

12' 2" x 9' 2" (3.71m x 2.81m)

Double glazed window, storage cupboard, door to the stairs to first floor, open archway to lounge and a radiator.

KITCHEN

19' 5" x 5' 11" (5.92m x 1.82m)

Having double glazed windows, double glazed door, fully fitted high shine grey wall and base drawer units with work tops to compliment, inset coloured 1 1/2 bowl sink unit with mixer taps, inset oven, 4 ring hob, plumbed for washing machine, tiled splash area and a radiator.

GROUND FLOOR SHOWER ROOM

Frosted double glazed window, low level W.C., hand wash basin with waterfall style mixer taps, walk-in shower cubicle with shower, part panel walls and a radiator.

LANDING

Access to loft, doors to bedrooms.

BEDROOM 1

9' 3" x 12' 0" (2.83m x 3.67m)

Double glazed window, storage cupboard, tv point and a radiator.

BEDROOM 2

12' 1" x 11' 5" (3.69m x 3.49m)

Double glazed window, storage cupboard, door to bathroom and a radiator.

BATHROOM

Frosted double glazed window, 3 piece low level W.C., feature hand wash basin with mixer taps, panel enclosed bath with central mixer taps, shower over, tiled splash area and a power point.

REAR YARD

Having access gate and water tap.

VIEWINGS

Key Accompanied

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.

