

GARAGE

9' 3" x 20' 0" (2.82m x 6.10m)

Up and over door, power and light, base units with worktops, plumbing for washer and (boiler)

GARDEN

Enclosed rear garden with lawned area, plants and shrubs, paved seating area, access to side and water tap

CONSERVATORY

14' 7" x 12' 4" (4.47m x 3.78m)

Double glazed windows with fitted blinds, double glazed patio doors to rear garden, laminate flooring and 3 radiators

VIEWINGS

Key accompanied

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.

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.

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

D

Contact Details

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ROSS

Estate Agencies



Turnstone Crescent | Askam-in-Furness | LA16 7JT Asking Price £370,000

- Detached Family Home
- Excellent Family Living Accommodation
- Hall, Spacious Lounge
- Modern Fitted Kitchen/Diner, Utility Room
- 5 Bedrooms, Master Having Ensuite
- Family Bathroom, Conservatory
- Off Road Parking, Garage
- Gardens To Front/Rear
- Viewing Highly Recommended
- Council Tax Band D, Freehold





Property Description

We are delighted to bring to the market this well presented and tastefully decorated detached family home in the popular residential area on the Parklands Estate close to local amenities, transport links, popular Primary School and coastal beaches. The property offers excellent family living accommodation comprising of entrance hallway giving access to the spacious lounge with double doors to a modern fitted kitchen/diner, utility room and ground floor cloaks/wc. To the first floor the property offers 5 bedrooms with master having an ensuite and a family bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage, good size conservatory to the rear, easy maintenance front/rear gardens with seating area and lawned area with plants and shrubs. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking, access to garage, easy maintenance front garden and double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor and door to lounge

LOUNGE

18' 4" x 14' 2" (5.60m x 4.33m)

Double glazed bay window, feature wall mounted fire, coved ceiling, under stairs storage, tv point, 2 radiators and double doors to kitchen/diner

KITCHEN/DINER

17' 7" x 11' 1" (5.36m x 3.38m)

Open plan fully fitted kitchen/diner, double glazed window, double doors to conservatory, grey modern wall and base storage units with worktops to compliment, inset grey 1 and a half bowl sink unit with mixer taps, integrated double oven, Neff induction hob with extractor over, integrated dishwasher/fridge, laminate flooring, spotlight ceiling, radiator and door to utility room

UTILITY ROOM

Double glazed window, double glazed door, fitted base units with worktops to compliment, laminate flooring, coved ceiling, door to garage and door to cloaks/wc

CLOAKS/WC

Double glazed frosted window, low level w.c, hand wash basin with taps and vanity unit, laminate flooring and radiator

LANDING

Spindle balustrade, access to loft, double door storage and doors to bedrooms and bathroom

BEDROOM 1

14' 8" x 9' 4" (4.48m x 2.85m)

Double glazed window, fitted wardrobes with overbed fitment, radiator and door to ensuite

ENSUITE

Double glazed window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, shower cubicle with shower, tiled splash, tiled flooring and spotlight ceiling

BEDROOM 2

8' 11" x 17' 1" (2.72m x 5.21m)

Double glazed window, double door built in wardrobe and radiator

BEDROOM 3

9' 11" x 11' 9" (3.03m x 3.59m)

Double glazed window, double door built in wardrobe and radiator

BEDROOM 4

9' 1" x 8' 10" (2.77m x 2.71m)

Double glazed window, built in double door wardrobe, access to loft and radiator

BEDROOM 5

8' 2" x 9' 1" (2.51m x 2.78m)

Double glazed window, over stairs storage and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with taps/vanity unit, panel enclosed bath with shower over, tiled splash, tiled flooring and spotlight ceiling

