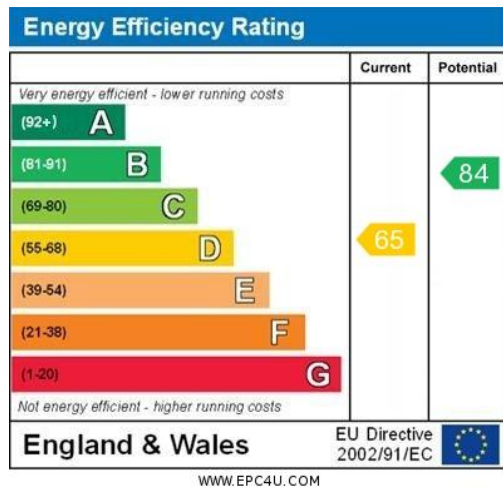


Lucy Boardman (Formerly Lloyds Bank) -

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.

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.

Tenure

Freehold

Council Tax Band

B

Contact Details

70 Market Street
Dalton-In-Furness
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LA15 8AA

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#ROSS Estate Agencies



Broughton Close | Askam-in-Furness | LA16 7HQ

Asking Price £169,950

- Freehold Semi-Detached Home
- Situated In A Sought After Location
- Open Country Views
- Garden Frontage, Lounge, Dining Room
- 3 Bedrooms, Bathroom
- Garden To Rear
- Garage
- Gas Central Heating, uPVC Double Glazing
- Ideal For A Couple Or Family
- Vacant Possession, No Chain



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Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Situated in a popular residential location, this is a rare opportunity to purchase a fine semi-detached home that benefits from gas central heating and uPVC double glazing. The property comprises; garden frontage, entrance hall, lounge, dining room, kitchen and to the first floor are 3 bedrooms and bathroom. To the rear of the property is an enclosed garden that adjoins open countryside. The house enjoys open country views to the rear and approximately 50 yards from the property is a single garage. Offered for sale with vacant possession and no chain, early viewing is highly recommended.

SERVICES

Gas, Water, Electric, Telephone, Drainage.

GARDEN FRONTAGE

ENTRANCE HALL

Having uPVC double glazed front door, power point, radiator, oak glazed double doors to the lounge and access to the stairs.

LOUNGE

13' 4" x 12' 6" (4.06m x 3.81m)

Having electric coal effect fire with marble surround, 4 power points, radiator, TV point, telephone point, uPVC double glazed bow window to the front elevation, under stairs storage cupboard and open arch to the dining room.

DINING ROOM

10' 6" x 7' 11" (3.2m x 2.41m)

Having 2 power points, radiator and uPVC double glazed patio doors to the garden with open country views.

KITCHEN

10' 6" x 7' 1" (3.2m x 2.16m)

Having wood fronted wall and base storage cupboards, working surfaces, tiled surrounds, rebated one and a half bowl sink, 4 ring gas hob, electric double oven and grill, microwave, filter hood, wall mounted gas central heating boiler, 5 power points, built in fridge freezer, uPVC double glazed window and uPVC double glazed door to the rear.

LANDING

Having uPVC double glazed window, power point, flushed panel doors to all rooms and fold down ladder to boarded loft with light.

BEDROOM 1

13' x 8' 6" (3.96m x 2.59m)

Having built in wardrobe, 2 power points, radiator, TV point and uPVC double glazed window.

BEDROOM 2

9' 3" x 9' 1" (2.82m x 2.77m)

Having 2 power points, radiator, built in wardrobe and storage and uPVC double glazed window with open country views.

BEDROOM 3

9' 7" x 6' 8" (2.92m x 2.03m)

Having 2 power points, radiator, uPVC double glazed window and built in cupboard with hot water tank.

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)

Having white suite with bath, over bath electric shower, W/C, wash basin, radiator, tiled surrounds and uPVC double glazed window.

GARDEN

Having lawned garden to rear with paved patio, garden shed and greenhouse. The garden adjoins open country side and has superb views.

There is an access path front Broughton Close that gives access to the garage that is located approximately 50 yards from the house.

GARAGE

15' 10" x 8' 4" (4.83m x 2.54m)

Having up and over door and 2 power points.

VIEWING - Key accompanied.

