

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.



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

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

Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS
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Agencies



Marsh Lane | Askam-in-Furness | LA16 7DB

Asking Price £249,950

- Detached True Bungalow
- Popular Location In Askam In Furness
- Lounge, Fitted Kitchen
- 3 Bedrooms, Recently Fitted Bathroom
- CH, DG, Utility Room
- Off Road Parking, Gardens To Front/Rear
- Large Garage, Workshop
- Updating Is Required, Conservatory
- Vacant Possession
- Council Tax Band C





Property Description

We are pleased to bring to the market this True detached bungalow, in the popular residential area close to local amenities, transport links, Askam train station and pleasant coastal beaches. The property is in need of updating and renovating, however, some of the property has had some work. The property comprises of entrance hall leading to spacious lounge, fitted kitchen, 3 bedrooms and a recently fitted bathroom. The property benefits from central heating, double glazing, double gates providing ample parking, easy maintenance front garden, rear mature garden with plants, shrubs, trees, conservatory and spacious garage with workshop and utility room.

Viewings are highly recommended, property being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Hill View, Marsh Lane, Askam, is close to Duddon Road, close to local amenities, transport links, railway and coastal beaches –
<https://what3words.com/earpiece.depend.cities>

FRONTAGE

Double glazed front door

VESTIBULE

Double glazed door to

LOUNGE

16' 9" x 14' 2" (5.13m x 4.34m)

Double glazed bay window, radiator, feature fire surround with coal effect fire, storage cupboard, coved ceiling and door to

KITCHEN

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, tiled splash and glass display unit

UTILITY ROOM

Double glazed window, radiator, plumbing for washer, boiler and power light

HALLWAY

Access to the loft and doors to

BEDROOM 1

11' 9" x 13' 8" (3.59m x 4.17m)

Double glazed window, radiator and picture rail

BEDROOM 2

10' 0" x 13' 6" (3.05m x 4.14m)

Double glazed bay window, radiator and picture rail

BEDROOM 3

8' 7" x 8' 3" (2.63m x 2.53m)

Double glazed window, radiator and double-glazed frosted window

BATHROOM

Double glazed frosted window, radiator, modern white 3-piece suite, low level WC, hand wash basin with mixer taps/vanity unit, panelled enclosed bath with shower over, tiled walls and laminate flooring

GARAGE

11' 1" x 17' 1" (3.40m x 5.22m)

Double doors, door to side and open to workshop

WORKSHOP

11' 7" x 12' 1" (3.55m x 3.70m)

Double glazed window

OUTSIDE SPACE/GARDEN

Double gates giving access to ample parking, access to garage, workshop, front easy maintained garden with paved area, plants/shrubs, rear garden with lawned area, mature plants, shrubs, paved seating area and outhouse/utility

AGENCY 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.

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**

