



**37 Hibbert Road | Barrow-in-Furness | LA14 5AF**

**Asking Price £140,000**

- Very Desirable Mid Terraced Home
- Sought After Residential Location
- Easy Access to Town, All Amenities
- Recently Modernised Throughout
- Gas C/H, Double Glazing, Rewiring
- Complete Redecoration, New Floor Coverings
- Forecourt, Hall, Lounge, Dining Room, Kitchen
- 3 Bedrooms, Newly Installed Bathroom
- Paved Yard to Rear
- Vacant Possession, No Chain





## Property Description

### SERVICES

Gas, Water, Electric, Telephone, Drainage

Situated in ever popular residential location, this splendid forecourted terraced home is ideal for a couple or family. The property is offered for sale in excellent condition throughout with the benefits including gas central heating, uPVC double glazing, (new uPVC front door and windows with 10 year guarantee), complete rewiring, new decoration, new floor coverings and newly installed bathroom suite. The property comprises forecourt, vestibule, entrance hall, lounge, dining room, kitchen and to the first floor are 3 bedrooms and bathroom. To the rear of the property is a paved yard. Offered for sale with vacant possession and no chain, early viewing is highly recommended.

### TILED FORECOURT

### VESTIBULE

Having uPVC double glazed front door, new carpet, access to entrance hall.

### ENTRANCE HALL

Having new carpet, radiator, wired smoke alarm, dado rail, access to lounge, dining room and stairs.

### LOUNGE

**14' 5" x 10' 5" (4.39m x 3.18m)**

Having 6 power points, radiator, TV point, telephone point, new carpet, cornice, borrowed light window to the dining room and uPVC double glazed window to the front elevation.

### DINING ROOM

**12' 10" x 10' 10" (3.91m x 3.3m)**

Having 8 power points, radiator, TV point, new carpet, uPVC double glazed window and under stairs storage cupboard.

### KITCHEN

**14' 11" x 7' 10" (4.55m x 2.39m)**

Having built in wall and base storage cupboards, wood effect working surfaces, tiled surrounds, rebated stainless steel sink unit, plumbing for a washing machine, electric cooker with 3 year warranty, breakfast bar, tile effect vinyl flooring, 11 power points, radiator, uPVC double glazed window and uPVC double glazed stable door to rear.

### LANDING

Having new carpet, built in double cupboard and wired smoke alarm.

### BEDROOM 1

**13' 11" x 11' 6" (4.24m x 3.51m)**

Having 8 power points, radiator, new carpet, uPVC double glazed window.

### BEDROOM 2

**12' 9" x 8' 4" (3.89m x 2.54m)**

Having 6 power points, radiator, new carpet, uPVC double glazed window.

### BEDROOM 3

**7' 11" x 7' 4" (2.41m x 2.24m)**

Having 2 power points, radiator, new carpet, uPVC double glazed window and built in cupboard with gas central heating condensing boiler.

## BATHROOM

7' 1" x 4' 11" (2.16m x 1.5m)

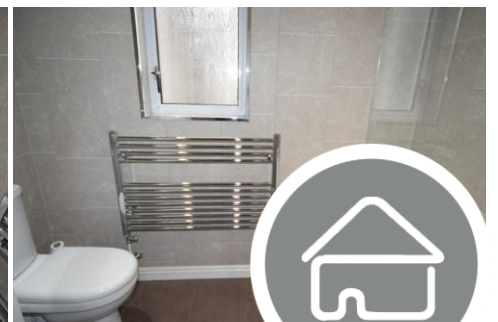
Having newly installed white suite with bath and new electric over bath shower, shower screen, WC, wash basin with base storage cupboard, PVC clad walls, tile effect flooring, illuminated wall mirrors, xpelair, PVC clad ceiling with down lights, heated stainless steel towel rail and uPVC double glazed window.

## YARD

Having enclosed yard to rear with flower border.

## VIEWINGS

Key Accompanied



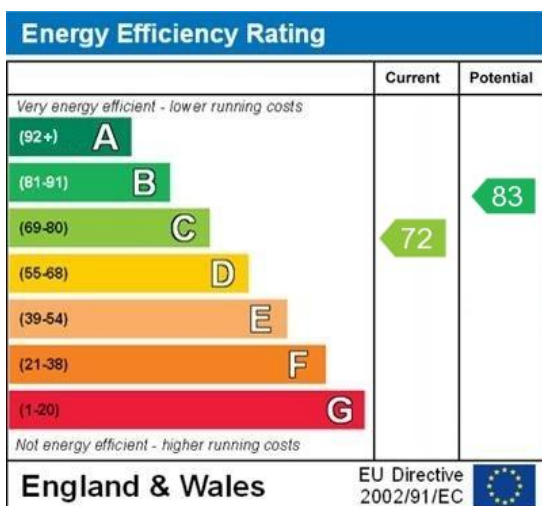
## Mortgage Services

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.



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

B

### Contact Details

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