



SECOND BATHROOM

Double glazed velux window, fitted 3 piece suite, low level w.c, hand wash basin with water fall mixer taps, corner glazed shower cubicle with shower, storage cupboard in eves, tiled splash and spotlight ceiling.

GARDEN

Rear enclosed courtyard with access gate, paved seating area, rockery, access gate to parking bay for 2 vehicles, 3 outhouses/storage areas, paved seating area with gazebo and side access gate to front.

VIEWINGS

Key accompanied

Draft particulars subject to client's approval.

SECOND FLOOR LANDING

Double glazed windows, access to loft seating area and doors to –

BEDROOM 4

19' 5" x 13' 11" (5.93m x 4.26m)

Double glazed velux windows, fully fitted storage in both sides of the eaves and feature black fire place with ornate tiling/hearth.

BEDROOM 5

13' 10" x 13' 11" (4.23m x 4.26m)

Double glazed window, feature ornate fire place with tiled hearth and radiator.

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. To ensure their accuracy, they should not be relied upon and measurements.



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Residential Sales Residential Lettings Commercial Sales & Lettings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(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
E

Contact Details

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Croslands Park Road | Barrow-in-Furness | LA13 9LA Asking Price £499,999

- Stunning Family Home
- Sought After Location On Croslands Park Road
- Excellent Family Living Accommodation
- Vestibule, Hallway, 2 Reception Rooms
- L-Shaped Kitchen/Diner, Utility Room
- 5 Bedrooms, 3 Bathrooms
- Central Heating, Mostly Double Glazed
- Front/Rear Gardens, Outhouses
- Parking Area For 2 Vehicles
- Council Tax Band E





Property Description

We are delighted to bring to the market this stunning family home in a sought after location on Croslands Park Road. The property offers excellent living accommodation with stunning features throughout including high ceilings, feature fire places and tiled floorings. The property comprises of entrance vestibule with boot room, utility room, beautiful hallway with spindle staircase to first floor, doors to 2 large reception rooms, ground floor cloaks/w.c and L-shaped kitchen/diner. To the 1st floor the property offers 3 double bedrooms and a bathroom, landing with spindle staircase to 2nd floor with a further 2 double bedrooms and a bathroom. The property benefits from central heating, mostly double glazed throughout, mature gardens to front with extensive courtyard to rear with several outhouses and access to parking for 2 vehicles. The property must be seen to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Enclosed front garden with access gate to lawned area, pathway and double glazed composite door to vestibule.

VESTIBULE

With feature tiled flooring, double glazed window, door to utility room and door to entrance hall.

ENTRANCE HALL

Stunning hall area with feature tiling, high coved ceilings, spindle staircase to first floor, radiator, door to under stairs boiler room and doors to lounge.

LOUNGE

16' 6" x 12' 7" (5.05m x 3.86m)

Double glazed windows, feature high coved ceilings with ceiling rose, open fire place with multi fuel wood burner, tiled hearth, built in storage cupboard with shelving, radiator and tv point.

DINING ROOM

14' 9" x 15' 1" (4.51m x 4.61m)

Double glazed bay window, feature high coved ceiling with ceiling rose, feature marble effect fire surround, open ornate fire place and picture rail.

GROUND FLOOR CLOAKS/WC

8' 6" x 10' 11" (2.61m x 3.35m)

Double glazed frosted window, low level w.c, feature hand wash basin with water fall taps, sparkle tile splash, tiled flooring, coved ceiling and radiator.

KITCHEN

L-shaped fully fitted high shine white kitchen with wall and base storage units with black sparkle worktops to compliment, inset 1 and a half bowl sink unit with mixer taps, integrated double oven with 5 ring hob and extractor over, plumbing for dishwasher, feature spotlights over units, double glazed velux window, double glazed windows and double glazed door to utility room.

UTILITY ROOM

10' 1" x 5' 2" (3.08m x 1.59m)

Door to side, double glazed windows, base unit with stainless steel sink with taps and plumbing for washer.

LANDING

Double glazed windows, spindle staircase to 2nd floor, radiator and doors to –

BEDROOM 1

15' 5" x 16' 3" (4.70m x 4.96m)

Double glazed window, feature marble effect fire surround with ornate open fire place with tiled hearth, high coved ceiling, radiator and tv point.

BEDROOM 2

15' 5" x 15' 1" (4.71m x 4.60m)

Double glazed bay window, high coved ceiling, radiator and tv point.

BEDROOM 3

11' 9" x 12' 4" (3.59m x 3.76m)

Double glazed window, high coved ceiling and radiator.

BATHROOM

Double glazed frosted window, 3 piece suite, low level w.c, feature pebble shaped hand wash basin with mixer taps, vanity unit, double ended freestanding bath with mixer taps and shower head, feature bronze coloured splash tiling, high ceiling with spotlights and 2 radiators.

