



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(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		

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
C

Contact Details

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Chapel Field | Barrow-in-Furness | LA14 3RQ

Asking Price £239,950

- Semi-Detached Family Home
- Sought After Location On Walney
- Excellent Family Living Accommodation
- Hall, Ground Floor Cloaks/WC, Spacious Lounge
- Modern Fitted Kitchen, Dining Room
- 3 Bedrooms, Master Having En-suite
- Family Bathroom
- CH, DG, Off Road Parking
- Easy Maintenance Garden
- Council Tax Band C, Freehold



**ROSS Estate
Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi-detached family home in the popular cul de sac location on Chapel Field located in North Scale, Walney, close to local schools, transport links, BAE and local beaches. The property comprises of entrance hallway giving access to the ground floor cloaks/w.c, spindle staircase to first floor, doors to spacious lounge with double doors to dining room and modern fitted grey kitchen. To the first floor the property offers 3 good size bedrooms with master having en-suite and family bathroom. The property benefits from central heating, double glazing, off road parking for 2 vehicles and rear easy maintenance garden. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking for 2 vehicles and double glazed door to entrance hall

ENTRANCE HALL

Spindle staircase to first floor, laminate flooring, coved ceiling, radiator and doors to –

GROUND FLOOR CLOAKS/WC

Low level w.c, hand wash basin with mixer taps, vanity unit with storage/mirror, tiled splash, tiled flooring and radiator

LOUNGE

10' 7" x 15' 1" (3.24m x 4.60m)

Double glazed window, laminate flooring, coved ceiling, tv point, radiator and double doors to dining room

DINING ROOM

8' 10" x 10' 10" (2.71m x 3.31m)

Double glazed patio doors, laminate flooring, coved ceiling, radiator and double doors to –

KITCHEN

Double glazed window, double glazed door, fitted modern grey wall and base storage units with worktops to compliment, inset 1 and a half bowl sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, laminate flooring and under stairs storage

LANDING

Spindle balustrade, double glazed window and doors to bedrooms and bathroom

BEDROOM 1

10' 10" x 9' 4" (3.31m x 2.85m)

Double glazed window, built in wardrobes with mirrored sliding doors, radiator and door to ensuite

ENSUITE

Low level w.c, hand wash basin with mixer taps/vanity unit, walk in shower cubicle with double headed shower, towel rail/radiator, paneled walls and paneled ceiling with spotlights

BEDROOM 2

9' 7" x 11' 2" (2.94m x 3.42m)

Double glazed window, fitted wardrobes with over bed fitment, side drawers, radiator and access to loft

BEDROOM 3

10' 11" x 8' 0" (3.33m x 2.45m)

Double glazed window, over stairs storage cupboard and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, part tiled walls and tiled flooring

GARDEN

Rear enclosed easy maintenance garden with paved seating areas, water tap and side access gate

VIEWINGS

By appointment with Ross Estate Agencies

