



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		
(69-80) C		81
(55-68) D	61	
(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

D

Contact Details

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

www.rossstateagencies.com

sales@rossstateagencies.co.uk

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Keppelwray Drive | Barrow-in-Furness | LA14 4NQ Asking Price £319,000

- Detached True Bungalow
- Sought After Location In Hawcoat
- Tastefully Decorated, Well Presented Throughout
- Spacious Bay Windowed Lounge
- Modern Fitted Kitchen/Diner
- 2 Double Bedrooms
- Modern Fitted 4 Piece Suite Bathroom
- Off Road Parking, Garage
- Easy Maintenance Front/Rear Gardens
- Council Tax Band D, Freehold



ROSS Estate
Agencies

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Tel (01229) 825636

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

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this true detached stunning bungalow in the popular cul de sac location of Hawcoat with pleasant open views. The property is well presented and tastefully decorated throughout and is ready to move in to. The property comprises of spacious bay windowed lounge, modern fitted coloured kitchen/diner leading to a good size conservatory, 2 double bedrooms and a modern fitted 4 piece suite bathroom. The property benefits from central heating, double glazing, easy maintenance front and rear gardens and off road parking giving access to the garage. The property offers easy living accommodation and viewing is highly recommended to appreciate the size and standard on offer. It's also being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking giving access to garage, easy maintenance front garden with artificial grass, plants/shrubs, side access to rear garden and double glazed door to entrance hall

ENTRANCE HALL

Coved ceiling, karndean effect flooring, radiator and door to lounge

LOUNGE

19' 1" x 15' 2" (5.82m x 4.64m)

Double glazed bay window with pleasant views,

feature fire surround with fire, karndean effect flooring, coved ceiling and door to rear hall

REAR HALL

Coved ceiling with spotlights, double door storage cupboard, laminate flooring, radiator and door to kitchen/diner

KITCHEN/DINER

11' 7" x 18' 2" (3.54m x 5.54m)

Double glazed window, double glazed patio door to conservatory, modern fitted coloured wall and base storage units with worktops to compliment, inset 1 1/2 bowl stainless steel sink unit with mixer taps, integrated oven, microwave, 4 ring hob with extractor over, dishwasher, fridge/freezer, tiled flooring, spotlight ceiling and wine rack

CONSERVATORY

10' 10" x 16' 11" (3.31m x 5.17m)

Double glazed conservatory with patio doors leading to garden and tiled flooring with under floor heating

BEDROOM 1

9' 9" x 15' 1" (2.99m x 4.60m)

Double glazed window, fitted wardrobes with bed side drawers, laminate flooring, spotlight ceiling and radiator

BEDROOM 2

8' 7" x 12' 3" (2.62m x 3.75m)

Double glazed window, spotlight ceiling and radiator

BATHROOM

Double glazed frosted window, modern fitted 4 piece suite low level w.c with hand wash basin/vanity unit/mixer taps, panel enclosed bath with waterfall mixer taps, corner glazed shower cubicle with shower, paneled walls, paneled ceiling with spotlights, tiled flooring and radiator

GARAGE

Up and over door, side access door and window

GARDEN

Easy maintenance rear garden with paved seating area, circular stone feature, access to garage and

side of property

VIEWING

Key accompanied

Draft particulars subject to client's approval

