



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		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure
Freehold

Council Tax Band
A

Contact Details
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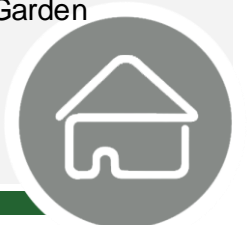
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01229 825636



Ribble Gardens | Barrow-in-Furness | LA14 3NX

Asking Price £162,950

- Well Presented Family Home
- Popular Location On Walney
- Excellent Family Living
- Hall, Spacious Lounge
- Modern Fitted Kitchen
- 3 Bedrooms
- Modern Fitted Bathroom
- CH, DG, Easy Maintenance Front Garden
- Established Rear Garden
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented family home in the popular residential area, close to local amenities, transport links, schools and costal beaches. The property comprises of double glazed porch leading to hallway, spacious lounge, modern fitted high shine kitchen, 3 bedrooms and a modern fitted bathroom. The property benefits from central heating, double glazing, easy maintenance front garden with feature paved area leading to rear established garden with paved/decked areas, pergola, raised lawned area with large workshop/storage. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Easy maintenance front garden with lawned area, paved, access to side gate

VESTIBULE

Double glazed door to porch, double glazed window, tiled flooring, double glazed door to

ENTRANCE HALLWAY

Stairs to first floor, double door storage, door to

LOUNGE

15' 6" x 14' 9" (4.73m x 4.52m)

Double glazed bay window, feature fire surround, pebble effect fire, coved ceiling, under stairs storage

and door to kitchen

KITCHEN

18' 6" x 8' 11" (5.65m x 2.73m)

Double glazed windows, double glazed door, fitted high shine grey wall and base drawer units with work tops to compliment, inset circular stainless steel sink unit with mixer taps, cooker point, plumb for washer, tiled splash, panelled walls and feature flooring

LANDING

Double glazed frosted window, storage cupboard, access to loft and doors to

BEDROOM 1

13' 6" x 10' 4" (4.13m x 3.17m)

Double glazed window, laminate flooring and a radiator

BEDROOM 2

10' 7" x 10' 11" (3.23m x 3.34m)

Double glazed window and a radiator

BEDROOM 3

7' 11" x 9' 1" (2.42m x 2.78m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted windows, 3 piece suite, fitted low level W.C with hand wash basin with mixer taps, vanity units, corner shower cubicle with double headed shower, tiled walls, paneled ceiling with spotlights, laminate flooring and a radiator

GARDEN

Rear enclosed garden with a paved seating area, raised lawned area, pergola, plants/boards/shrubs, decked area, water tap

WORKSHOP

10' 9" x 20' 2" (3.28m x 6.15m)

Double glazed door, laminate flooring and power/light

VIEWING

Key accompanied.

Draft particular subject to client approval

