

### BEDROOM 3

12' 2" x 13' 2" (3.71m x 4.03m)

Sash window, light oak laminate flooring, spotlight ceiling and a radiator

### BATHROOM

Double glazed sash window, 3 piece suite low level W.C, hand wash basin with one tap/vanity unit, corner shower cubicle with shower, paneled walls, feature mirrored cabinet with Bluetooth/light, luxury vinyl flooring, paneled ceiling with spotlights and a radiator

### GARAGE

9' 4" x 16' 11" (2.87m x 5.16m)

Double doors to front, power/light, 2 glass sealed windows

### GARDEN

Rear enclosed garden area with raised garden area with access to front

### VIEWING

Key accompanied

Draft particular subject to client approval

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

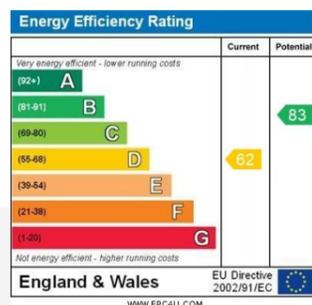
Anti-Money Laundering checks cost - £25.00 Plus VAT \*\*This is non refundable once the AML check has been carried out\*\*

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.

### 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.



Tenure  
Freehold

Council Tax Band  
A

### Contact Details

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# ROSS

## Estate Agencies



Rating Lane | Barrow-in-Furness | LA13 0NZ

Asking Price £399,000

- Detached Family Home
- Grade 2 Listed (Heritage Site-1282843)
- Excellent Living Accommodation
- Completely Renovated By Current Vendor
- Hall, Bay Window Lounge
- Dining Room, Fitted Kitchen, Utility Room
- GF Master Bedroom, 4 Piece Suite En-Suite
- 2 Further Double Bedrooms, Shower Room
- Off Road Parking, Garage, Gardens
- Council Tax Band A



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## Property Description

We are delighted to bring to the market this detached family home in the popular residential area on Rating Lane, close to local schools, transport links, etc. The property has been completely renovated over the years by the current vendor and it is registered on the heritage site as a grade 2 listed property, close to Furness Abbey. The lodge offers excellent family living accommodation comprising of feature porch entrance to hallway leading to a cellar, bay window lounge with feature stone fire place, dining room, fitted kitchen with built in appliances, utility room, rear hall area giving access to the master bedroom with double doors to the garden, 4 piece suite En-Suite. To the first floor, there is a further 2 double bedrooms and a modern fitted shower room. The property benefits from central heating, sash style windows, some lovely features, under floor heating in the kitchen/En-Suite, off road parking, good size garage and gardens to side/rear. Viewing is highly recommended to appreciate size and standard on offer. It is also being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/awoken.elect.cowering>

### FRONTAGE

Off road parking bay, access to both sides of the property, feature stone porch with wooden door to

### ENTRANCE HALL

Spindle staircase to first floor, doors to

### CELLAR/STORE

Double glazed frosted window, luxury vinyl flooring, power/light and a radiator

### LOUNGE

**16' 11" x 14' 1" (5.17m x 4.31m)**

Feature sash bay windows, sash double window to side, feature stone fire place with hearth, luxury vinyl flooring, a radiator and a door to

### DINING ROOM

**12' 10" x 13' 3" (3.92m x 4.04m)**

Sash windows, feature stone walling, spotlight ceiling, luxury vinyl flooring, 2 radiators and open to

### KITCHEN

**12' 9" x 10' 5" (3.89m x 3.19m)**

Double glazed sash window, door to rear, fitted cream wall and base drawer units with worktops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, integrated double oven, 5 ring hob with extractor over, microwave, dish washer, fridge/freezer, tiled splash, tiled flooring, feature lantern ceiling with spotlights and a door to

### REAR HALL AREA

Radiator, tiled flooring, door to rear garden, feature glass ceiling, door to front, doors to

### UTILITY ROOM

Fitted high shine grey wall and base units with worktops to compliment, stainless steel sink unit with mixer taps, plumb for washer, tiled flooring, lantern style ceiling with spotlights and a door to

### BOILER ROOM

Boiler room with boiler (heating system), tiled flooring and a door to garage

### GROUND FLOOR BEDROOM 1

**19' 3" x 13' 2" (5.88m x 4.02m)**

Double doors to rear garden, 2 glass sealed units in ceiling with spotlights, light oak laminate flooring and a radiator

### EN-SUITE

4 piece suite, low level W.C, pedestal hand wash basin with one tap, panel enclosed bath with one tap, walk in double size shower cubicle with shower, tiled walls, tiled flooring with under floor heating, feature mirrored cabinet with bluetooth and light, sealed glass unit with spotlight ceiling and a radiator

### LANDING

Sash window, balustrade and doors to

### BEDROOM 2

**13' 11" x 13' 9" (4.25m x 4.20m)**

Sash windows, light oak laminate flooring, spot light ceiling and a radiator

