

GARDEN

Enclosed rear walled garden with lawned area, paved seating area and septic tank

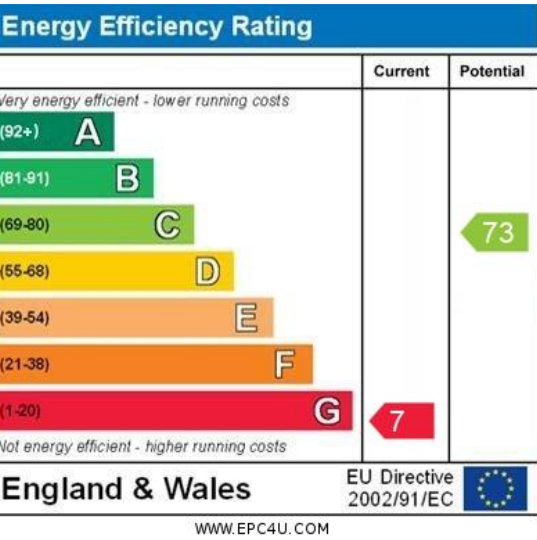
VIEWINGS

Key accompanied

Draft particulars subject to client's 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



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.



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officefor more details.

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

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

C

Contact Details

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Gleaston Lane | Barrow-in-Furness | LA13 0NP AUCTION GUIDE £110,000+

- Detached Bungalow
- Village Location In Stainton With Adgarley
- Set In Its Own Grounds
- Hall, Spacious Lounge With Fireplace
- Dining Room, Farmhouse Style Kitchen
- Spacious Conservatory
- 2 Double Bedrooms
- 4 Piece Suite Bathroom
- Off Road Parking, Garage
- Council Tax Band C





Property Description

Well, what a unique property in the village location of Stainton with Adgarley!!

We are pleased to bring to the market this detached bungalow in the popular village close to Dalton-in-Furness, schools and transport links. The property comprises of stone arch porch leading to the vestibule, hallway, spacious lounge, double doors to the dining room, open to the fitted farmhouse style kitchen with Belfast sink and Rangemaster/Arga, 2 double bedrooms, 4 piece suite bathroom with split level freestanding bath tub. The property benefits from double glazing, individual gas tank/central heating, mains electric/water, septic tank, off road parking for several cars, a good size garage with mezzanine storage with 2 store rooms, attic rooms above the lounge and bedrooms and an easy maintenance front garden with mature plants and shrubs. To the rear there is a walled garden with lawned area, seating area and countryside views. The property is being sold with vacant possession.

LOCATION

<https://what3words.com/burden.troubled.amended>

SERVICES

Gas, Water, Electric, Septic Tank, Telephone and Drainage

FRONTAGE

Off road parking with access to the garage, front garden area, shale seating area, plants, shrubs, raised flower beds and security lights

VESTIBULE

Stone porch entrance, internal door to garage and door to entrance hall

ENTRANCE HALL

Double glazed window, stone effect flooring, radiator and door to rear garden

LOUNGE

11' 7" x 16' 11" (3.55m x 5.18m)

Double glazed window, feature stone fireplace with wood burner style fire, oak effect flooring, beamed ceiling, radiator and double doors to dining room

DINING ROOM

10' 4" x 10' 2" (3.16m x 3.12m)

Double glazed doors to conservatory, double doors to lounge, radiator, oak effect flooring, open to kitchen, open archway to rear hall

KITCHEN

10' 1" x 9' 5" (3.08m x 2.88m)

Double glazed window, fitted farmhouse style wall and base storage units with worktops to compliment, Belfast sink with mixer taps, glass display units, Rangemaster Arga cooker with double oven, 5 ring hob, extractor over, wine rack, plumbing for washer, beamed ceiling and open to dining room

CONSERVATORY

13' 0" x 14' 9" (3.98m x 4.51m)

Double glazed windows, double glazed patio doors, tiled flooring, radiator and double doors to dining room

REAR HALL AREA

Double glazed door to rear garden, oak effect flooring, access to loft and doors to –

BEDROOM 1

18' 4" x 13' 3" (5.60m x 4.04m)

Double glazed bay window, oak effect flooring and radiator

BEDROOM 2

10' 1" x 11' 6" (3.08m x 3.51m)

Double glazed window and oak effect flooring

BATHROOM

Double glazed windows, 4 piece suite with low level w.c, hand wash basin/vanity unit, split level freestanding bath tub with telephone style taps/shower head, corner shower cubicle with shower, radiator, tiled splash, storage cupboard (boiler) and beamed ceiling

GARAGE

21' 11" x 11' 7" (6.69m x 3.54m)

Up and over door, power and light, door to rear, stairs to mezzanine storage area with 2 store rooms and velux windows

