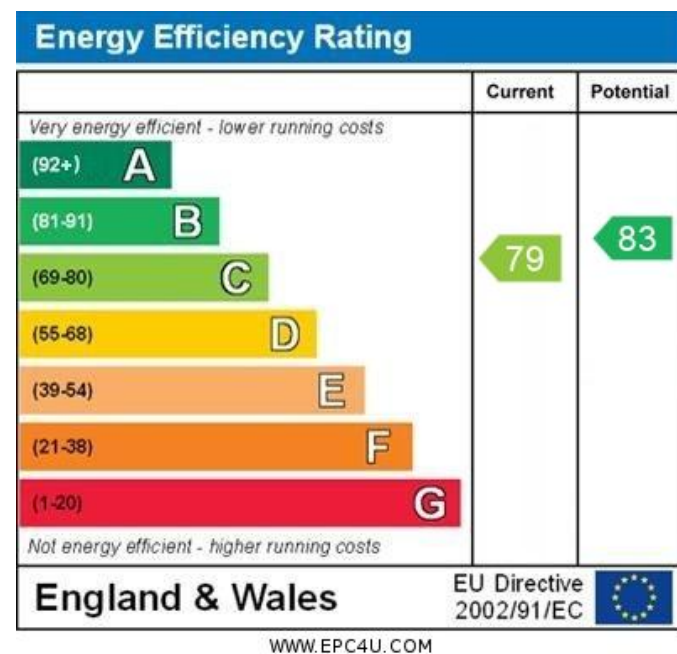


Lucy Boardman (Formerly Lloyds Bank) -

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.



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

www.rossestateagencies.com
Sales @rossestateagencies.co.uk
01229 825636



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

ROSS

Estate Agencies



Crake Road | Barrow-in-Furness | LA14 3XE

Asking Price £152,500

- Well Presented Family Home
- Cul De Sac Location On Walney
- Tastefully Decorated Throughtout
- Hall, Spacious Lounge
- Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- CH, DG, Off Road Parking
- Gardens To Front/Rear
- Council Tax Band A



Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this well present family home in a cul de sac location on Walney, close to local schools, amenities, transport links, popular coastal beaches and local employer BAE. The property comprises of entrance hallway, spacious lounge, kitchen/diner, 3 bedrooms and a bathroom. The property benefits from CH, DG, easy maintainance front/rear garden, off road parking and solar panels, viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/quest.when.trial>

FRONATGE

Easy maintainance front garden area with parking for 2 vehicles, pattern imprinted concrete, door to

ENTRANCE HALL

Radiator, laminate flooring, stairs to 1st floor

LOUNGE

10' 2" x 16' 11" (3.11m x 5.16m)

Radiator, double glazed window, feature fire surround with pebble effect fire, under stairs storage, double doors to

KITCHEN/DINER

14' 6" x 8' 3" (4.44m x 2.54m)

Radiator, double glazed window, double glazed patio doors, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, laminate flooring

LANDING

Access to boarded loft with pull down ladder, doors to

BEDROOM 1

8' 2" x 10' 4" (2.49m x 3.16m)

Double glazed window, laminate flooring, built in wardrobe

BEDROOM 2

8' 3" x 13' 8" (2.53m x 4.18m)

Radiator, double glazed window, laminate flooring

BEDROOM 3

6' 5" x 10' 5" (1.97m x 3.18m)

Radiator, double glazed window, laminate flooring, built in storage cupboard over the stairs

BATHROOM

Radiator, double glazed frosted window, low level W.C, hand wash basin with mixer taps/vanity unit, walk in shower cubicle with double headed shower, panelled walls and panelled ceilings with spotlights

GARDEN

Enclosed rear garden with access gate, water tap, outside electrics

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 + VAT

****This is non refundable once the AML check has been carried out****

