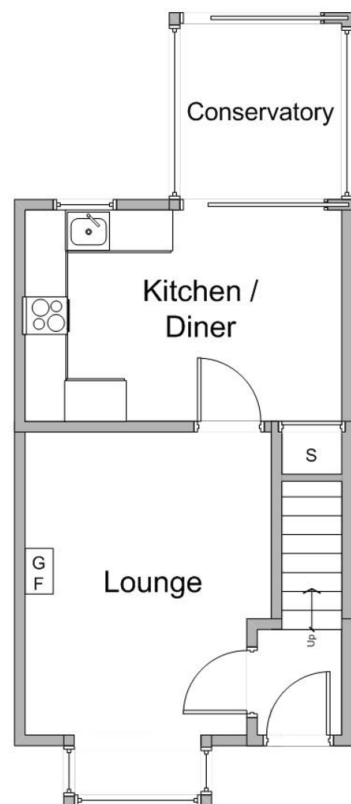
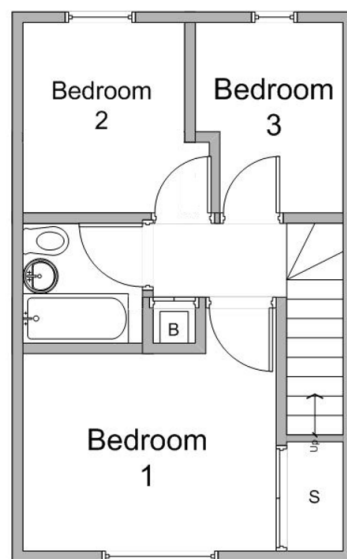


# Ground Floor



# First Floor



### 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

### Tenure

Freehold

### Council Tax Band

A

### Contact Details

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

[www.rossstateagencies.com](http://www.rossstateagencies.com)

[sales@rossstateagencies.co.uk](mailto:sales@rossstateagencies.co.uk)

01229 825636



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. To ensure their accuracy, they should not be relied upon and measurements.



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

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossstateagencies.co.uk](mailto:sales@rossstateagencies.co.uk)  
[rentals@rossstateagencies.co.uk](mailto:rentals@rossstateagencies.co.uk)  
[www.rossstateagencies.com](http://www.rossstateagencies.com)

Residential Sales Residential Lettings Commercial Sales & Lettings

## Chatsworth Street | Barrow-in-Furness | LA14 5RX Asking Price £145,000

- Mews Style Terrace Property
- Popular Location
- Close To Local Amenities
- Bay Windowed Lounge
- Kitchen/Diner, Conservatory
- 3 Bedrooms, Loft
- Modern Bathroom, CH, DG,
- Easy Maintenance Gardens
- Allocated Parking
- Council Tax Band A, Freehold





## Property Description

We are pleased to bring to the market this terraced mews style property in a popular location close to local amenities, transport links and schools. The property comprises of hall area giving access to bay windowed lounge, dining room, 3 bedrooms and a modern bathroom. The property benefits from central heating, double glazing, conservatory to the rear, boarded loft with fitted ladder, easy maintenance front and rear gardens and allocated parking space. Viewing is recommended.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Front garden area with plants, shrubs and trees, allocated parking space and double glazed door to entrance hall

### ENTRANCE HALL

Stairs to first floor, radiator and door to lounge

### LOUNGE

**14' 3" x 11' 11" (4.35m x 3.65m)**

Double glazed bay window, feature fire surround with coal effect fire, tv point, radiator and door to kitchen/diner

### KITCHEN/DINER

**14' 10" x 8' 9" (4.53m x 2.68m)**

Double glazed window, double glazed patio doors, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, cooker point, plumbing for washer, tiled flooring, tiled splashback, under stairs storage and radiator

### CONSERVATORY

**8' 2" x 7' 7" (2.49m x 2.33m)**

Double glazed conservatory with double glazed sliding patio door and tiled flooring

### LANDING

Access to loft, storage cupboard (boiler) and doors to

### BEDROOM 1

**11' 10" x 9' 3" (3.62m x 2.83m)** Double glazed window, built in wardrobes and radiator

### BEDROOM 2

**8' 11" x 7' 10" (2.73m x 2.39m)**

Double glazed window and radiator

### BEDROOM 3

**7' 0" x 8' 9" (2.14m x 2.67m)**

Double glazed window and radiator

### BATHROOM

Fitted 3 piece suite with low level w.c, hand wash basin with mixer taps/vanity unit, panel enclosed bath with mixer taps/shower over, paneled walls and paneled ceiling with spotlights

### LOFT

Boarded loft with fitted ladder

### GARDEN

Rear garden with lawned seating area, storage shed, access gate to rear, paved area and water tap

### VIEWINGS

Key accompanied

