



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		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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.

Tenure
Freehold

Council Tax Band
C

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Asking Price £185,000

- Link Detached Bungalow
- Sought After Location
- Spacious Living Accommodation
- Hallway, Lounge, Kitchen/Diner
- Utility Room, Study/Store Room
- 3 Bedrooms, Master Having Ensuite
- Family Bathroom
- Central Heating, Double Glazing
- Rear Court Yard
- Council Tax Band C, Freehold



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this link detached bungalow in a popular residential area close to local amenities, transport links and Barrow Park. The property offers excellent living accommodation comprising of entrance hallway giving access to a spacious lounge, kitchen/diner, utility room, study/store area, 3 bedrooms with master having ensuite and family bathroom. The property benefits from central heating, double glazing and easy maintenance court yard with seating area. The property is priced to sell and viewing would be highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to entrance hall

ENTRANCE HALL

Double glazed window, dado rail, storage cupboard, radiator and doors to –

LOUNGE

15' 6" x 15' 5" (4.73m x 4.70m)

Double glazed window, feature fire surround with fire, tv point and door to –

BEDROOM 3

11' 3" x 8' 2" (3.43m x 2.49m)

Double glazed window and radiator

KITCHEN/DINER

14' 10" x 10' 11" (4.54m x 3.35m)

Double glazed window, double glazed patio doors, fitted wall and base storage units with worktops to compliment, integrated double oven, 4 ring hob with extractor over, wine rack, 1 and a half bowl stainless steel sink unit with mixer taps, radiator and door to –

UTILITY ROOM

Double glazed window, plumbing for washer, built in wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, steps to rear end of property

HALL

Double glazed door to rear garden, doors to rear of property and radiator

BEDROOM 1

10' 6" x 16' 8" (3.22m x 5.09m)

Double glazed window, radiator and door to ensuite

ENSUITE

3 piece suite with low level w.c, hand wash basin, vanity/storage units, walk in shower cubicle with shower, paneled walls, paneled ceiling with spotlights and towel rail

BEDROOM 2

11' 9" x 12' 10" (3.59m x 3.93m)

Double glazed velux window, spotlight ceiling and radiator

STUDY/STORE

5' 7" x 12' 5" (1.71m x 3.81m)

Double glazed window, spotlight ceiling and radiator

VIEWINGS

By appointment

BATHROOM

3 piece suite with low level w.c, pedestal hand wash basin with taps, corner glazed shower cubicle with shower, paneled walls, paneled ceiling with spotlights and radiator

COURT YARD

With paved seating areas, raised seating area with plants and shrubs, side access gate and water tap

