

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 office for more details.

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.

Tenure

Freehold

Council Tax Band

C

Contact Details

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



Featherstone Crescent | Barrow-in-Furness | LA13 0GX Asking Price £295,000

- Stunning Detached Family Home
- Popular Residential Development
- Excellent Living Accommodation
- Hall, Spacious Lounge, Dining Room
- Modern Fitted Kitchen/Diner
- 3 Bedrooms, Ensuite
- Modern Fitted Family Bathroom
- CH, DG, Rear Enclosed Garden
- Off Road Parking, Garage
- Council Tax Band C



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

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this well presented and tastefully decorated modern detached family home in the popular residential area close to local amenities, transport links and schools. The property comprises of entrance hallway leading to ground floor cloaks/wc, bay windowed spacious lounge, dining room with patio doors to the rear garden and modern fitted kitchen/diner with fitted appliances. To the first floor the property has 3 bedrooms with master having an ensuite and a family bathroom. The property benefits from central heating, double glazing, easy maintenance front/side garden with an enclosed rear garden with paved seating area and off road parking giving access to the garage. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front/side garden with off road parking with access to the garage and double glazed door to entrance hall

ENTRANCE HALL

Spotlight ceiling, stairs to first floor and doors to cloaks/wc, lounge and kitchen

CLOAKS/WC

Double glazed frosted window, low level w.c, pedestal hand wash basin with mixer taps, tiled flooring and radiator

LOUNGE

16' 2" x 9' 6" (4.95m x 2.91m)

Double glazed bay window, feature fire surround with fire, spotlight ceiling, 2 radiators and open to dining room

DINING ROOM

9' 7" x 8' 4" (2.94m x 2.56m)

Double glazed patio doors to rear, spotlight ceiling, open to lounge and door to kitchen

KITCHEN/DINER

16' 4" x 9' 6" (5.00m x 2.90m)

Double glazed windows, double glazed door, fitted high shine modern wall and base storage units with worktops to compliment, inset 1 and a half bowl sink unit with mixer taps, integrated double oven, microwave, 4 ring induction hob, extractor over, plumbing for dishwasher, under stairs storage, plumbing for washer, tiled flooring and spotlight ceiling

LANDING

Access to loft and doors to bedrooms and bathroom

BEDROOM 1

9' 8" x 12' 4" (2.97m x 3.78m)

Double glazed window, spotlight ceiling, built in mirrored sliding door wardrobe, tv point, radiator and door to ensuite

ENSUITE

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, corner glazed shower cubicle with double headed shower, tiled splash, towel rail, storage cupboard, tiled flooring and spotlight ceiling

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with double headed shower over, tiled splash, tiled flooring and spotlight ceiling

GARAGE

Up and over door with power and light

GARDEN

Enclosed rear garden with paved seating area, raised decked area, plants, shrubs, water tap and side access gate

BEDROOM 2

9' 10" x 8' 7" (3.00m x 2.63m)

Double glazed window, built in mirrored sliding door wardrobes and radiator

BEDROOM 3

7' 4" x 9' 6" (2.26m x 2.90m)

Double glazed window and radiator

