

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

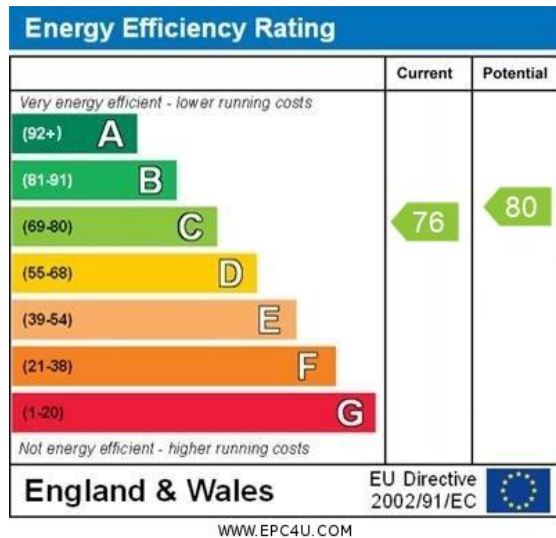
Lucy Boardman (Formerly Lloyds Bank) -

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.



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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# ROSS Estate Agencies



**Ostley Bank | Barrow-in-Furness | LA13 9LR**

**Asking Price £249,950**

- Stunning Semi Detached Family Home
- Popular Location Off Harrel Lane
- Well Presented Throughout
- Hallway, Spacious Lounge
- Dining Room, Breakfast Room, Kitchen
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazing, Solar Panels
- Front/Rear Gardens With Extensive Lawn
- Viewing Highly Recommended
- Council Tax Band B







## Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi-detached family home in the popular residential area off Harrel Lane, close to popular schools, amenities and transport links. The property offers excellent family living accommodation comprising of entrance vestibule, hallway with feature tiled flooring, spacious lounge, dining room, breakfast room, kitchen, utility room, 3 bedrooms and bathroom. The property benefits from central heating, double glazing, solar panels to the roof, plenty of features throughout, front lawned garden, a private rear garden with extensive lawned area, seating areas, outhouses/storage, cloaks/wc and plants and shrubs. Viewing is highly recommended to appreciate the size on offer. Being sold for a member of Ross Estate Agencies.

### LOCATION

<https://what3words.com/vouch.bottom.repay>

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Front garden area with lawned area, paved area and double glazed door to vestibule

### VESTIBULE

Dado rail, feature tiled flooring, coved ceiling and door to entrance hall

### ENTRANCE HALL

Stairs to first floor, picture rail, feature tiled flooring, coved ceiling, under stairs storage, radiator and doors to lounge and dining room

### LOUNGE

**14' 9" x 11' 9" (4.51m x 3.59m)**

Double glazed window, picture rail, coved ceiling, fireplace, tv point and radiator

### DINING ROOM

**11' 10" x 9' 10" (3.62m x 3.01m)**

Double glazed window, picture rail with coved ceiling, fireplace with coal effect fire, tv point and radiator

### BREAKFAST ROOM

**10' 11" x 9' 6" (3.33m x 2.92m)**

Double glazed windows, stone effect fire surround with open fire place, radiator and door to kitchen

### KITCHEN

**7' 9" x 7' 8" (2.38m x 2.34m)**

Double glazed door, double glazed windows, fitted cream wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob, tiled flooring and radiator

### UTILITY ROOM

**6' 1" x 3' 6" (1.87m x 1.08m)**

Double glazed frosted window, shelving, power and light

### LANDING

Spindle staircase, storage cupboard and doors to bedrooms and bathroom

### BEDROOM 1

**16' 0" x 11' 9" (4.88m x 3.59m)**

Double glazed window, picture rail and radiator

### BEDROOM 2

**9' 9" x 12' 0" (2.98m x 3.67m)**

Double glazed window, picture rail and radiator

### BEDROOM 3

**9' 2" x 9' 5" (2.81m x 2.88m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled walls and radiator

### GARDEN

Rear enclosed mature garden with extensive lawned area with plants/shrubs, paved seating area, outhouse/storage, cloaks/wc, summerhouse, wooden shed, side access gate and water tap

### VIEWINGS

By appointment

Draft particulars subject to client's approval

