



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		85
(69-80) C		
(55-68) D	62	
(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

Tenure

Freehold

Council Tax Band

B

Contact Details

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

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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 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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Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

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Whinlatter Drive | Barrow-in-Furness | LA14 4NP

Asking Price £195,000

- Semi Detached Bungalow
- Popular Location In Hawcoat
- Hall, Spacious Lounge
- Fitted Kitchen
- Bathroom, 2 Bedrooms
- Central Heating, Double Glazing
- Off Road Parking For Several Cars
- Detached Garage
- Gardens To Front/Rear
- Council Tax Band B





Property Description

We are pleased to bring to the market this well presented Semi Detached bungalow in a popular location of Hawcoat, close to local amenities and transport links. The property offers spacious accommodation which comprises of lounge, fitted kitchen, bathroom and 2 bedrooms. The property benefits from central heating, double glazing, off road parking for several cars, detached garage, pleasant gardens to the front and rear. Viewing recommended to appreciate size and standard on offer, it is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/robot.hugs.apple>

FRONTAGE

Off road parking for several cars, access to garage, front garden with lawn area, plants/shrubs, paved area, outside electrics

VESTIBULE

Double glazed door to

ENTRANCE HALL

Radiator, storage cupboard, double glazed frosted side window, doors to

LOUNGE

10' 9" x 16' 4" (3.30m x 4.98m)

Radiator, double glazed window, wall mounted pebble

fire, door to rear hall

KITCHEN

Double glazed window, double glazed frosted door, fitted cream wall base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for a washer, built in storage cupboard

REAR HALL

storage cupboard, access to loft, doors to

BEDROOM 1

10' 8" x 10' 8" (3.26m x 3.26m)

Radiator, double glazed window

BEDROOM 2

7' 10" x 8' 10" (2.39m x 2.70m)

Radiator, double glazed window

BATHROOM

Double glazed frosted window, 3 piece suite, white low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps, shower head, shower over, tiled walls, tiled flooring

GARAGE

11' 6" x 16' 8" (3.52m x 5.10m)

Up/over door, side door, 2 double glazed windows, power/light

GARDEN

Rear enclosed garden with lawn area, paved seating area with mature plants/shrubs, access to garage

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 **

