

## GARDEN

Rear enclosed garden with paved seating areas, raised lawned areas with plants/shrubs, raised decked area with balustrade, water tap, access to garage and both gardens at the sides of the property

## VIEWING

Key accompanied.

Draft particular subject to client approval.

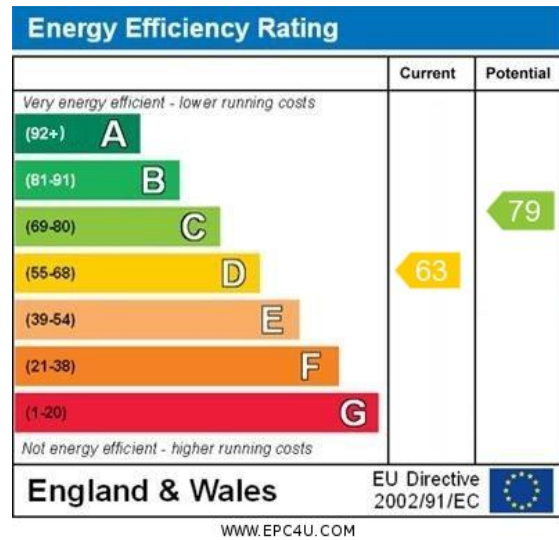
## General

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.

# ROSS

## Estate Agencies



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

D

## Contact Details

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01229 825636



## Rating Lane | Barrow-in-Furness | LA13 9LD

Asking Price £395,000

- Detached Home With Potential Building Plot
- 100% Part Exchange Anywhere In The UK
- Hallway, Lounge, Cloaks/W.C
- Open Plan Kitchen/Diner/Family Room
- 3 Double Bedrooms, Master EnSuite
- Family Bathroom, Utility Room
- Gardens To Front/Side/Rear
- Off Road Parking, Garage
- Viewing Recommended
- Council Tax Band D



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## Property Description

We are pleased to bring to the market this well presented detached family home in the popular residential area of Rating Lane, close to local schools, colleges and transport links. The property is being offered with 100% part exchange anywhere in the country. The property also has a potential building plot to the side which would need planning consent. The property comprises of entrance hallway leading to spacious lounge, open plan modern fitted kitchen with built in appliances, dining room/family room, utility room and cloaks/W.C. To the first floor, the property offers 3 good size bedrooms with the master having an EnSuite and a family bathroom. The property benefits from central heating, double glazing, odd road parking giving access to the garage, established mature gardens to front/side/rear with a raised decked area. Viewing is highly recommended to appreciate size and standard on offer, it is also being sold with vacant possession.

### SERVICES

Gas, water, electric, telephone, drainage

### FRONTAGE

Double gates leading to off road parking, access to garage, raised lawned garden area with plants/shrubs.

**VESTIBULE** Double glazed composite door leading to

### ENTRANCE HALLWAY

Under stairs storage, storage cupboard, stairs to first floor, a radiator and doors to

### LOUNGE

**14' 0" x 12' 0" (4.28m x 3.66m)**

Double glazed windows, laminate flooring, feature fire surround with electric fire, picture rail, coved ceiling and a radiator

### DINING ROOM

**11' 0" x 12' 10" (3.37m x 3.92m)**

Double glazed bay window, coved ceiling, 2 radiators and open to

### KITCHEN

**18' 0" x 15' 0" (5.50m x 4.58m)**

Double glazed window, double glazed patio doors, modern fitted coloured wall base drawer units with marble effect worktops to compliment, inset white one and a half bowl sink unit with mixer taps, integrated Bosh oven with Bosh microwave, feature island with Bosh 4 ring hob/ extractor, integrated fridge/freezer, dishwasher, wine rack, breakfast bar, spotlight ceiling and door to

### UTILITY ROOM

Double glazed window, tiled flooring, wall base units with stainless steel sink unit with mixer taps, plumb for washer, tiled splash, storage cupboard and door to

### GROUND FLOOR COAKS/W.C

Double glazed frosted window, low level W.C, part tiled walls and tiled flooring

### LANDING

Double glazed window, storage cupboard with double

glazed window, access to loft and doors to

### BEDROOM 1

**13' 6" x 12' 0" (4.14m x 3.66m)**

Double glazed window, a radiator and doors to

### ENSUITE

Double glazed frosted window, hand wash basin with taps, shower cubicle with shower, tiled walls, flooring, spot light ceiling and a radiator

### BEDROOM 2

**11' 4" x 10' 9" (3.47m x 3.29m)**

Double glazed window and a radiator

### BEDROOM 3

**11' 1" x 8' 2" (3.38m x 2.51m)**

Double glazed window and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with mixer tap, panel enclosed bath with shower over, tiled walls, paneled ceiling and a radiator

### GARAGE

Double doors to rear, up and over door

