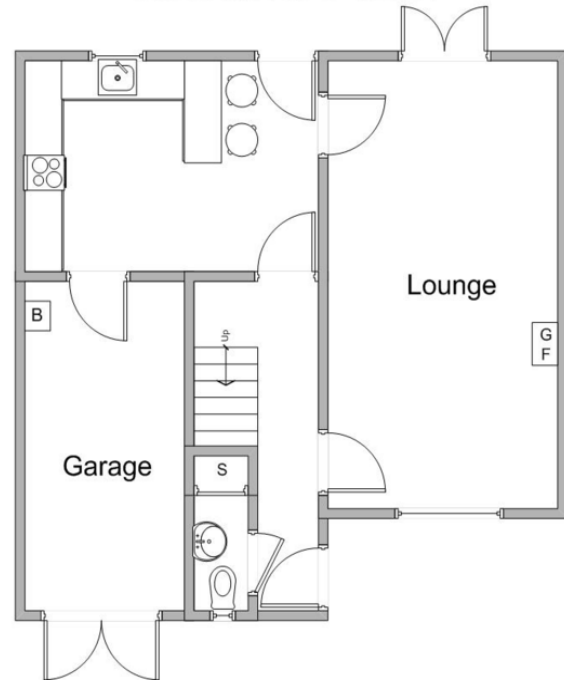
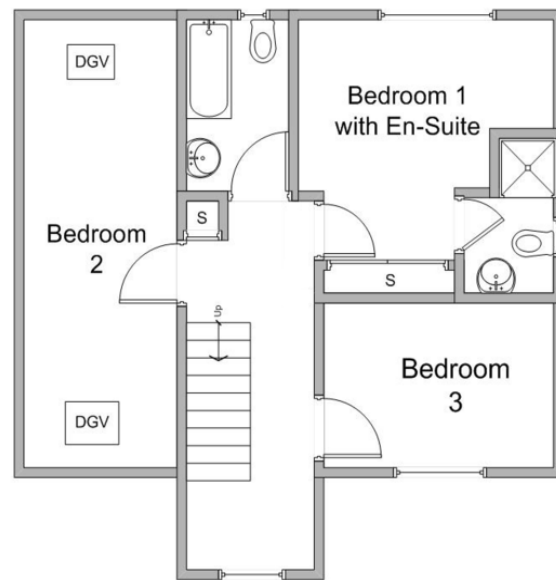


Ground Floor



First Floor



ROSS

Estate Agencies



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	77
(55-68) D	63
(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

C

Contact Details

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

www.rossstateagencies.com

sales@rossstateagencies.co.uk

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



ROSS Estate Agencies

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Tel (01229) 825636

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings



Fairways Drive | Barrow-in-Furness | LA14 3HT

Asking Price £295,000

- Detached Family Home
- Sought After Cul-De-Sac Location
- Ideal Family Living Accommodation
- Hall, Ground Floor Cloaks, Spacious Lounge
- Modern Fitted Kitchen/Diner
- 3 Bedrooms, Master Having En-Suite
- Family Bathroom, CH, DG
- Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band C, Freehold





Property Description

We are pleased to bring to the market this detached family home in the cul de sac location on Walney Island close to local amenities, transport links, schools and local beaches. The property comprises of entrance hallway giving access to ground floor cloaks, spacious lounge, modern fitted kitchen/diner with breakfast bar, 3 bedrooms with master having En-Suite and a family bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage, easy maintenance front/rear gardens with lawned areas and paved seating areas. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Off road parking giving access to garage, easy maintenance front garden with lawned area, seating areas, side access and a double glazed door to

ENTRANCE HALLWAY

Spindle staircase to first floor, a radiator and doors to

LOUNGE

11' 11" x 22' 6" (3.65m x 6.88m)

Double glazed window, double glazed patio doors, feature fire surround with coal fire and 2 radiators

KITCHEN/DINER

15' 3" x 10' 8" (4.65m x 3.26m)

Double glazed window, double glazed door, fitted high shine wall and base storage units with worktops to compliment, inset grey sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for washer, breakfast bar, tiled splash, integrated fridge/freezer, internal door to garage and a radiator

GROUND FLOOR CLOAKS/W.C

Double glazed frosted window, low level W.C, pedestal hand wash basin with taps, radiator, tiled splash, under stairs storage and spotlight ceiling

LANDING

Feature shaped double glazed window, spindle balustrade, access to loft, storage cupboard, a radiator and doors to

BEDROOM 1

12' 5" x 13' 0" (3.79m x 3.97m)

Double glazed windows, double door built in wardrobes, a radiator and door to En-Suite

ENSUITE

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, walk in shower cubicle with double headed shower, tiled walls and a radiator

BEDROOM 2

8' 1" x 21' 6" (2.48m x 6.57m)

Double glazed Velux windows and a radiator

BEDROOM 3

8' 3" x 11' 8" (2.54m x 3.58m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, low level W.C, pedestal hand wash basin with taps, panel enclosed bath with telephone style mixer taps/shower head, tiled walls, spotlight ceiling and a radiator

GARAGE

16' 9" x 8' 5" (5.11m x 2.59m)

Double doors and boiler

GARDEN

Rear enclosed easy maintenance garden with paved seating areas, lawned area and side access

VIEWING

Key accompanied

