



**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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**  
B

**Contact Details**  
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### Meadowlands Avenue | Barrow-in-Furness | LA13 0AR Asking Price £185,000

- Semi-Detached Family Home
- Popular Residential Area
- Hall, Bay Windowed Lounge
- Fitted Kitchen, Conservatory
- 2 Double Bedrooms
- Bathroom
- CH, DG, Off Road Parking
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band B, Freehold







## Property Description

We are pleased to bring to the market this semi-detached family home in the popular residential area on Beacon Hill Estate off Rating Lane, close to popular schools, colleges and transport links. The property comprises of hall area giving access to bay windowed lounge, fitted kitchen and a conservatory. To the first floor the property offers 2 double bedrooms with 1 having fitted wardrobes and a bathroom. The property benefits from central heating, double glazing, off road parking, easy maintenance front/rear gardens with seating areas and a storage shed. Viewing is highly recommended to appreciate the standard on offer. The vendor is prepared to put a new bathroom suite in the property.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking for several cars, access to rear garden, front easy maintenance garden with plants and shrubs and double glazed door to entrance hall

### ENTRANCE HALL

Storage cupboard, double glazed window, stairs to first floor, radiator and doors to –

### LOUNGE

**14' 4" x 12' 5" (4.39m x 3.81m)**

Double glazed bay window, feature fire surround with coal effect fire, coved ceiling with spotlights, tv point and radiator

### KITCHEN

Double glazed windows, modern fitted grey wall and base storage units with worktops to compliment, inset 1 and a half stainless steel sink unit with mixer taps, cooker point, plumbing for washer, part paneled walls, under stairs storage, radiator and door to -

### CONSERVATORY

**8' 9" x 8' 10" (2.67m x 2.70m)**

Double glazed windows, double glazed doors, tiled flooring, part paneled walls and radiator

### LANDING

Storage cupboard, balustrade, access to loft and doors to bedrooms and bathroom

### BEDROOM 1

**10' 9" x 9' 11" (3.28m x 3.04m)**

Double glazed window, fitted bedroom suite with wardrobes, bedside drawers, vanity unit and radiator

### BEDROOM 2

**10' 2" x 12' 9" (3.12m x 3.91m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with taps/vanity unit, panel enclosed bath with shower over, part tiled walls, part paneled walls, paneled ceiling with spotlights and radiator

### GARDEN

Rear enclosed garden with easy maintenance paved seating area with raised paved areas, storage shed and access gates

### VIEWINGS

Key accompanied

Draft particulars subject to client's approval

