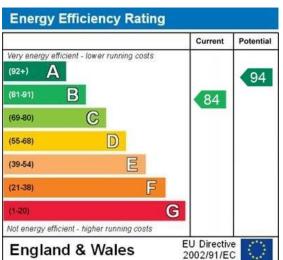
Lucy Boardman (Formerly Lloyds Bank) -

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.



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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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www.rossestateagencies.com

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01229 825636



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Mon – Fri 9am – 5pm Saturday 9am – 12 noon sales @rosse stateagencies.co.uk rentals @rossestateagencies.co.uk www.rosse stateagencies.com

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ROSS Estate Agencies









Featherstone Crescent | Barrow-in-Furness | LA13 0GXAsking Price £399,950

Detached Extended Family Home
Popular Residential Area
Hall, Spacious Lounge, Cloaks/W.C
Open Plan Stunning Kitchen/Diner
Extended Reception Area, Utility Room

4 Bedrooms, Master Having En-

Suite

Family Bathroom, CH, DG
Off Road Parking, Garage
Stunning Rear Garden With Hot

Tub



Council Tax Band D



Property Description

We are delighted to bring to the market this stunning extended family home in a popular residential area. close to local amenities, transport links, schools and college. The property has been fully renovated by the current vendor to an extremely high standard throughout. The property offers excellent family living accommodation comprising of entrance hallway, ground floor cloaks/W.C, spacious lounge, open plan modern coloured fitted kitchen with dining room, open to the extended family room and utility room. To the first floor, the property offers 4 bedrooms with master having En-Suite and a family bathroom. The property benefits from central heating, double glazing, off road parking, garage, easy maintenance front garden with a lovely rear garden which has been developed into a lovely social seating area, decked area and a hot tub with a gazebo. This property must be viewed to appreciate the size and standard on offer. The property was an original Mardale design however the extended family room makes it an absolute treat to live

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Off road parking

ENTRANCE HALLWAY

Double glazed door, Luxury Vinyl Tile (LVT) Herringbone effect style flooring, spotlight ceiling, under stairs storage, stairs to first floor and doors to-

LOUNGE

19' 3" x 11' 5" (5.88m x 3.48m) Double glazed bay window with full shutters, feature fire surround with pebble effect fire, Luxury Vinyl Tile (LVT) Herringbone effect style flooring, part paneled walls and spotlight ceiling.

FAMILY ROOM

19' 7" x 11' 5" (5.97m x 3.49m) Double glazed bi folding doors, lantern style ceiling, built in media wall with shelving/storage, Karndean effect style flooring, spotlight ceiling and door to utility room.

UTILITY ROOM

10' 7" x 8' 0" (3.23m x 2.46m) Double glazed door to rear, radiator, fitted blue wall and base storage units with worktops to compliment, storage for dryer/utility area, Karndean effect style flooring, spotlights, wall storage cupboards and plumbing for fridge/ freezer.

CLOAKS/WC

Double glazed frosted window, low level WC, hand wash basin, radiator and tiled flooring.

KITCHEN/DINER

19' 1" x 11' 10" (5.84m x 3.61m) Fitted grey wall and base storage units with worktops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, radiator, integrated double oven, microwave, 4 ring hob with extractor, breakfast bar, integrated dishwasher, fridge/freezer, Karndean effect style flooring, spotlight ceiling and storage cupboard with plumbing for washer.

LANDING

Storage cupboard, access to loft with ladders, spindle balustrade and doors to-

BEDROOM 1

12' 11" x 10' 4" (3.95m x 3.15m) Double glazed window with full window shutters, radiator, TV point, feature paneled wall with shelving and spotlights, spotlight ceiling and door to-

ENSUITE

Double glazed frosted window, 3 piece suite with low level WC, pedestal hand wash basin with mixer taps, double size shower cubicle with double headed shower, tiled splash, tiled flooring and spotlight ceiling.

BEDROOM

9' 6" x 11' 2" (2.90m x 3.42m) Double glazed window with full window shutters, part paneled walls, radiator and TV point.

BEDROOM 3

9' 7" x 8' 5" (2.92m x 2.57m) Double glazed window with window shutters, radiator and TV point.

BEDROOM 4

8' 9" x 7' 0" (2.69m x 2.14m) Double glazed window with window shutter, TV point and radiator.

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, panel enclosed bath with double headed







