



**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>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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**  
D

**Contact Details**

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### Featherstone Crescent | Barrow-in-Furness | LA13 0GX Asking 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



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



## 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 in.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Off road parking

### ENTRANCE

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

### HALLWAY

### 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

**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

**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

### ROOM

### ROOM

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

### BEDROOM

**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

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

### BEDROOM

**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

