

spotlight ceiling

MASTER ON 2ND FLOOR

12' 10" x 14' 11" (3.93m x 4.55m)

Stairs to 2nd floor with feature balustrade, double glazed windows with lovely views, beamed ceiling, access to loft, storage cupboard

GARAGE

Up/over door, power/light, side door to garden, window

WALLED GARDEN

Extensive rear garden with lawn area with mature plants/shrubs, off road parking for several cars giving access to the detached garage, paved seating area

REAR YARD

Access gate, tiled flooring, water tap

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details. Anti-Money Laundering checks cost - £25.00 + VAT ** This is non refundable once the AML check has been carried out **

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.

Tenure

Freehold

Council Tax Band

C

Contact Details

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ROSS

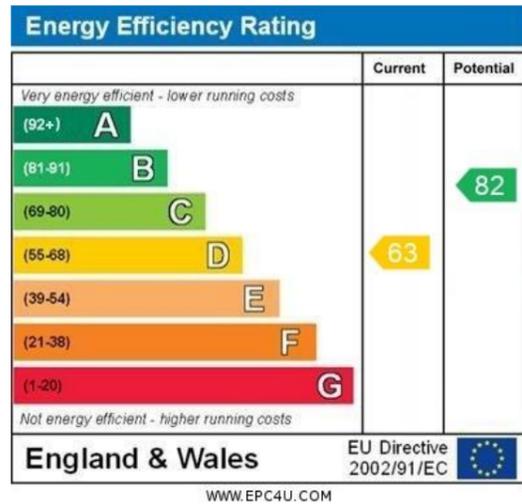
Estate Agencies



Herschell Terrace | Kirkby-in-Furness | LA17 7TL

Asking Price £335,000

- Stunning Family Home
- Village Location In Kirkby-In-Furness
- Completely Renovated By The Current Vendor
- Hall, Sitting Room, Lounge With Wood Burner
- Fitted Coloured Kitchen With Aga
- Bathroom With Roll Top Bath
- 3 Bedrooms, Cloaks/W.C
- Enclosed Separate Mature Garden
- Off Road Parking, Detached Garage
- Council Tax Band C



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.



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Property Description

Are you ready just to move in.

We are delighted to bring to the market this stunning family home, completely renovated by the current vendor to such a high specification, you will be surprised how beautiful it's turned out. The property is located close to the centre of Kirkby-In-Furness in the village location on the A595 close to local train station, transport links, offering village life with a couple of pubs, doctor's surgeries and beautiful coastal beaches nearby. The property boasts some lovely features, the vendor has delicately replaced including double glazed sash style windows, fireplace with wood burner, internal doors etc and the views are just stunning. The property comprises of entrance hall with feature flooring, sitting room with a ornate fire place, cosy lounge with wood burner style fire, coloured fitted kitchen/diner with a Aga cooker, ground floor bathroom with a roll top bath, to the 1st floor the property has 2 bedrooms and a cloaks/W.C, to the 2nd floor the property has the master bedroom with stunning views. The property benefits from CH, DG sash style windows with stunning views towards estuary and Black Combe to the front, a rear yard with tiled flooring, then we have a separate mature wall enclosed private garden with lawn area, paved seating area with mature plants/shrubs, off road parking for several cars, giving access to a detached garage. The property is ready just to drop your suitcase and enjoy the stunning location, with how well presented the vendor has renovated the property and for a bonus it could be sold completely furnished so all this is now ready to be sold. *NO CHAIN*

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/rattled.solving.enjoys>

VESTIBULE

Double glazed door

ENTRANCE HALL

Radiator, stairs to 1st floor, feature tiled flooring, door to

SITTING ROOM

12' 4" x 11' 0" (3.76m x 3.36m)

Radiator, double glazed sash style windows, feature open ornate fireplace, spotlight ceiling, solid oak flooring, open to

LOUNGE

12' 11" x 12' 6" (3.94m x 3.83m)

Radiator, double glazed frosted borrowed window, feature fireplace with multi fuel log burner style fire, spotlight ceiling, under stairs storage, door to

KITCHEN/DINER

Radiator, double glazed sash style window, fitted coloured wall base drawer units with wood effect worktops to compliment, white sink unit with mixer taps, integrated dishwasher, integrated washing machine, fridge, 4 ring electric hob, black free standing Aga with 3 ovens, 2 large circle rings, extractor over, stone flagged flooring, glass display units, borrowed frosted window, spotlight ceiling, door to

REAR HALL

Under floor heating, stone flagged flooring, spotlight ceiling, double glazed door to rear, door to ground floor bathroom

CLOAKS/W.C

Low level W.C, hand was basin with taps, tiled splash, coved ceilings

LANDING

Double glazed sash style window, spindle balustrade, storage cupboard, coved ceiling with ceiling rose, doors to

BEDROOM 2

16' 3" x 12' 4" (4.96m x 3.76m)

Radiator, double glazed sash style windows with lovely views, coved ceiling

BEDROOM 3

13' 3" x 10' 1" (4.04m x 3.09m)

Radiator, double glazed sash style window, built in double door storage cupboard, coved ceiling

BATHROOM

Radiator, double glazed sash style window, fitted 3 piece suit, low level W.C, feature hand wash basin with mixer taps, vanity unit for storage, roll top bath with mixer taps, double headed shower over, tiled splash, stone flagged flooring with under floor heating,

