

**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.

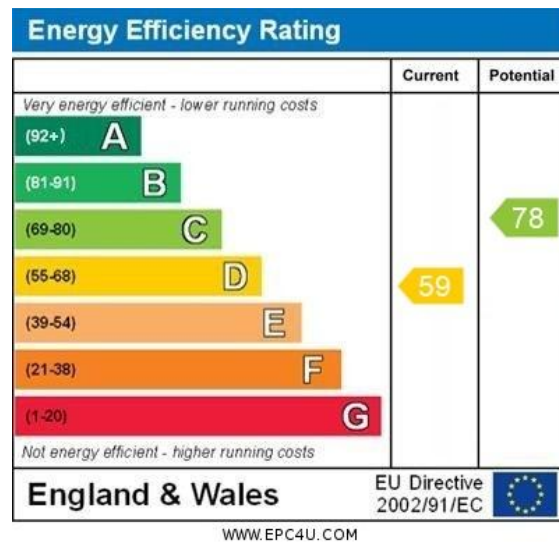
#### General

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.

# 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**  
A

#### Contact Details

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

[www.rossestateagencies.com](http://www.rossestateagencies.com)  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
01229 825636



**Dundee Street | Barrow-in-Furness | LA14 2RR**

**Asking Price £144,950**

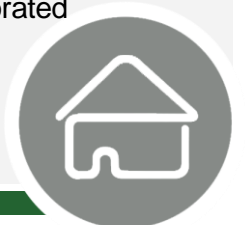
- Forecourt Semi Detached Family Home
- Sought Offer Location
- Hall, Spacious Lounge
- Modern Recently Fitted Kitchen/Diner
- 3 Bedrooms, Bathroom
- Loft Room, CH,DG
- Rear Enclosed Yard
- Well Presented/Tastefully Decorated
- Viewing Highly Recommended
- Council Tax Band A



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**Residential Sales Residential Lettings Commercial Sales & Lettings**







Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi detached family home, in a popular residential area, close to local amenities, transport links, local school and close to local employer BAE. The property comprises of entrance hall area giving access to spacious lounge with wood burner style fire, modern fitted kitchen diner with built in appliances, to the 1st floor the property offers 3 bedrooms and a bathroom. The property benefits from CH, DG, converted loft room with a pull down ladder, beamed ceilings, rear enclosed yard with seating area. The property is well presented and tastefully decorated throughout and must be viewed to be appreciated.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/dated.depend.tiles>

FORECOURT

Access gate

FRONTAGE

Double glazed door to

ENTRANCE HALL

Stairs to 1st floor, door to

LOUNGE

15' 3" x 13' 3" (4.66m x 4.06m)

Double glazed bay window, feature fire place with multi fuel wood burner style fire, laminate flooring part panelled wall, coved ceiling, doors to

KITCHEN/DINER

Double glazed window, double glazed patio doors, recently fitted grey wall base drawer units with worktops to compliment, black inset sink unit with mixer taps, integrated double oven with hob and extractor fan over, fridge/freezer, dishwasher, washer/dryer, breakfast bar, part panelled walls, storage cupboard, tiled flooring and under stairs storage

LANDING

Spindle balustrade, coved ceilings, doors to

BEDROOM 1

9' 7" x 15' 3" (2.94m x 4.65m)

Radiator, double glazed window, coved ceiling

BEDROOM 2

8' 0" x 10' 8" (2.44m x 3.27m)

Radiator, double glazed window, laminate flooring, coved ceiling, access to loft with pull down ladder

BEDROOM 3

7' 1" x 8' 2" (2.17m x 2.50m)

Radiator, double glazed window, laminate flooring, coved ceiling

LOFT ROOM

12' 3" x 15' 10" (3.75m x 4.85m)

Double glazed velux window, beamed ceiling, storage in coves

BATHROOM

Radiator, double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with mixer taps, panelled enclosed bath with central mixer taps, shower over, tiled walls, laminate flooring, panelled ceiling

YARD

Enclosed rear yard with seating area, side access gate, shed

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\*\*

