



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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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
A

Contact Details

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Oronsay Gardens | Barrow-in-Furness | LA14 3HL **Asking Price £165,000**

- Well Presented And Tastefully Decorated
- Situated In A Sought After Location
- Close To Popular Schools, Beaches, Transport Links
- Spacious Lounge/Diner, Kitchen
- 3 Good Size Bedrooms
- Recently Fitted Modern Bathroom
- Gas Central Heating, Double Glazing
- Gardens To Front And Rear
- Suitable For A Variety Of Buyers
- Council Tax Band A, Freehold



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 well presented and tastefully decorated semi detached property in a sought after location on Walney Island, close to popular schools, beaches and local transport links. The property boasts excellent family living accommodation with spacious lounge/diner, modern kitchen, 3 good size bedrooms and a recently fitted modern bathroom suite. The property benefits from gas central heating, double glazing and gardens to front/rear. Viewing is highly recommended to appreciate the size and standard on offer. Being sold by a Ross Estate Agencies member of staff.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Having lawned garden frontage with paved area, access to rear and double glazed door to entrance hall.

ENTRANCE HALLWAY

Having double glazed frosted windows, under stairs storage, radiator, stairs to 1st floor and doors to lounge and kitchen.

LOUNGE

14' 0" x 19' 2" (4.27m x 5.86m)

Having double glazed windows, media wall with fire, patio doors to rear, radiator and TV point.

KITCHEN

Having double glazed windows, fitted wall and base storage units with work tops to compliment, inset stainless steel sink unit with mixer taps, tiled splash area, plumbing for washing machine, cooker point with extractor over, double glazed door to side and a radiator.

LANDING

Having double glazed window, access to loft with pull down ladder and doors to all rooms.

BEDROOM 1

12' 4" x 11' 4" (3.76m x 3.46m)

Having double glazed window and a radiator.

BEDROOM 2

7' 6" x 10' 5" (2.29m x 3.19m)

Having double glazed window and a radiator.

BEDROOM 3

9' 9" x 9' 4" (2.99m x 2.86m)

Having double glazed window and a radiator.

BATHROOM

Having double glazed frosted window, modern fitted 4 piece suite with low level W.C with built in vanity unit with hand wash basin with mixer taps, feature bath with tiled panelling, mixer taps, corner glazed shower cubicle with double headed shower, panelled walls, spotlight ceiling and a heated towel rail.

GARDEN

Having access to front outhouse, extensive rear enclosed garden with artificial turf, paved area, side seating area, raised decked area and a water tap.

VIEWING

Key Accompanied

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.

