



Central Drive Development | Walney | Barrow-in-Furness | LA14 3HZ

- Situated On Central Walney In A Popular Location
- Newly Constructed Detached Family Home
- Gas Central Heating and U.P.V.C Double Glazing
- 5 Bedrooms, Washroom, en-suite & Bathroom
- Garden Frontage With Drive Access To Garage

Asking Price Of £299,995

100% PART EXCHANGE AVAILABLE



Property Description

100% PART EXCHANGE AVAILABLE

SERVICES

Gas, Water, Electric, Telephone, Drainage.

FRONTAGE

Having lawned garden frontage with block paved drive access to garage.

ENTRANCE HALL

Having 1 radiator, u.P.V.C double glazed front door and access to the lounge & stairs.

LOUNGE 17' 7" x 12' (5.36m x 3.66m)

Having electric coal effect fire with feature surround, down lights, 8 power points, 2 radiators, 1 Tv point, 1 telephone point, under stairs storage cupboard and u.P.V.C double glazed window to the front elevation.

KITCHEN DINER 1

9' 2" x 11' 1" (5.84m x 3.38m)

)Having a new kitchen which is in the process of being installed with built in wall & base cupboards, working surfaces, built in oven, hob & extractor hood, built in fridge, rebated 1 1/2 bowl stainless steel sink unit, tiled flooring, down lights, 12 power points, 1 radiator, u.P.V.C double glazed window and u.P.V.C double glazed doors to the garden.

UTILITY ROOM

7' 3" x 5' (2.21m x 1.52m)

Having built in base storage cupboards, working surfaces, rebated stainless steel sink unit, plumbed for the washing machine, tiled flooring, 2 power points, u.P.V.C double glazed window, u.P.V.C double glazed door to the rear and access to the washroom.

WASHROOM

Having wc, wash basin, 1 radiator, tiled flooring, xpelair and u.P.V.C double glazed window.

LANDING

Having spindle & banister staircase, 2 power points, 1 radiator, down lights, built in shelf storage cupboard and u.P.V.C double glazed window.

BEDROOM 2

11' 5" x 9' 1" (3.48m x 2.77m)

Having 6 power points, 1 radiator, 1 Tv point, built in double & single wardrobes and u.P.V.C double glazed window.

BEDROOM 3

10' 9" x 10' (3.28m x 3.05m)

Having 6 power points, 1 radiator, 1 Tv point, 2 built in double wardrobes and u.P.V.C double glazed window.

BEDROOM 4 11' 11" x 9' 10" (3.63m x 3m)

Having 6 power points, 1 radiator, 1 Tv point, 2 built in double wardrobes and u.P.V.C double glazed window.

BEDROOM 5

8' 7" x 6' 10" (2.62m x 2.08m)

Having 1 radiator, 1 Tv point and u.P.V.C double glazed window. This room would also be an ideal study room.

BATHROOM 8' 7" x 6' 8" (2.62m x 2.03m)

Having white suite with bath, wc, wash basin, over bath shower & screen, tiled surrounds, tiled flooring, xpelair, down lights, heated stainless steel towel rail and u.P.V.C double glazed window.

SECOND FLOOR LANDING

Having access to bedroom 1.

BEDROOM 1

15' 3" x 14' 8" (4.65m x 4.47m)

Having 8 power points, 1 Tv point, 1 radiator, 2 double glazed skylights and access to the dressing room.

DRESSING ROOM

7' 2" x 5' 10" (2.18m x 1.78m)

Having built in double wardrobe, 1 radiator, double glazed sky light and access to the en-suite bathroom.

ENSUITE BATHROOM

8' 5" x 9' 1" (2.57m x 2.77m)

Having white suite with bath, wc, wash basin, separate tiled shower cubicle, tiled surrounds, tiled flooring, heated stainless steel towel rail, double glazed sky light, xpelair and built in shelf storage cupboard.

GARAGE 18' x 8' 3" (5.49m x 2.51m)

Having up & over door, 2 power points and wall mounted gas central heating condensing boiler.

GARDEN

Having fenced and walled lawned garden to the rear.

VIEWING

Key accompanied





GENERAL

The photographs of The Coniston Style house are for display purposes only.

MORTGAGE INFORMATION:

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 Martin Bellamy our mortgage advisor to discuss your requirements.

We take the time to understand our client's needs, lifestyles and financial circumstances to find the mortgage that right now and in the future.

With hundreds of different mortgages available we will find one to suit you from a range of lenders.

Expert advice may 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 an



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.



Tenure

Freehold

Council Tax Band

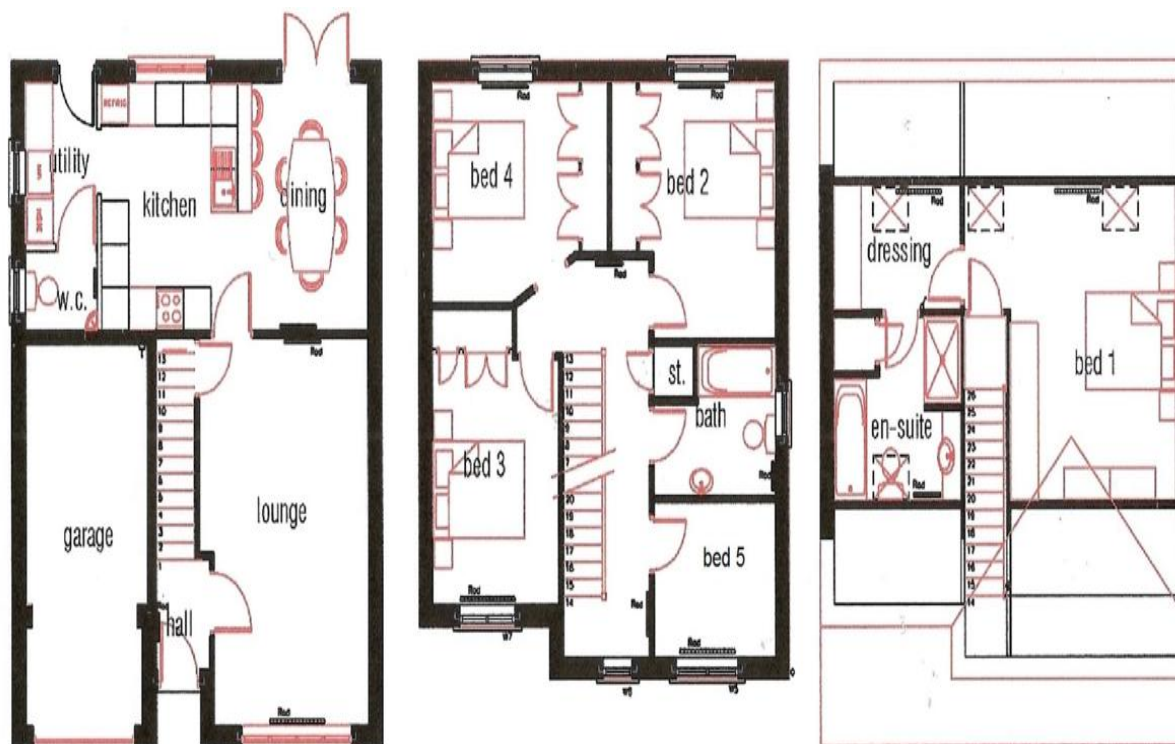
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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