



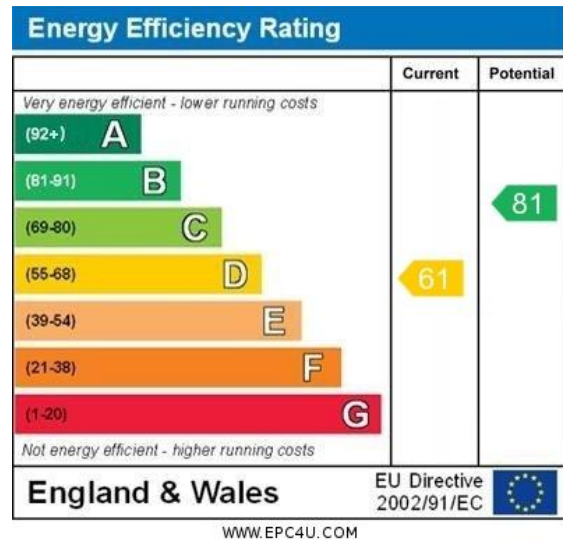
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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**  
B

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

www.rossstateagencies.com  
sales@rossstateagencies.co.uk  
01229 825636



**South View | Barrow-in-Furness | LA14 5NN**

**Asking Price £178,000**

**\*\*\*NO CHAIN\*\*\***

- Semi Detached Family Home
- Sought After Location
- Ideal Family Living Accommodation
- Vestibule, Hallway, Lounge
- Dining Room, Conservatory, Kitchen
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Gardens To Front And Rear
- Suit A Variety Of Buyers
- Council Tax Band B, Freehold



**ROSS** Estate Agencies

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

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
sales@rossstateagencies.co.uk  
rentals@rossstateagencies.co.uk  
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

\*\*\*NO CHAIN\*\*\*

We are pleased to bring to the market this semi-detached family home in a popular residential area close to local amenities, popular schools and transport links. The property comprises of vestibule, entrance hall, lounge, dining room, conservatory and kitchen. The first floor offers 3 bedrooms and bathroom. The property benefits from central heating, double glazing and easy maintenance front and rear gardens with mature borders. The property requires some updating however would suit a variety of buyers.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Flagged and shale areas with mature borders and block paved path leading to front and side entrances

### VESTIBULE

uPVC double glazed front door

### ENTRANCE HALL

uPVC double glazed door, stairs to first floor landing, under stairs cupboard, telephone point, radiator and doors into lounge and dining room

### LOUNGE

**12' 9" x 13' 5" (3.90m x 4.10m)**

uPVC double glazed bay window, slate fireplace and hearth with gas fire, wall and centre lights, coving, tv point and radiator

### DINING ROOM

**11' 5" x 12' 5" (3.50m x 3.80m)**

uPVC double glazed sliding patio door leading into conservatory, open archway into kitchen, wood effect fire surround and marble effect hearth, wall and centre lights, coving, tv point and 2 radiators

### CONSERVATORY

**8' 2" x 9' 7" (2.49m x 2.94m)**

uPVC double glazed, tiled flooring and radiator

### KITCHEN

uPVC double glazed windows and door, wall and base storage units with working surfaces and tiled surrounds, stainless steel rebated sink and drainer, built in electric oven and gas hob, beamed ceiling and extractor fan

### LANDING

Doors to all bedrooms and bathroom, uPVC double glazed window and loft access hatch

### BEDROOM 1

**12' 2" x 14' 1" (3.71m x 4.30m)**

uPVC double glazed bay window, coving, tv point and radiator

### BEDROOM 2

**11' 6" x 12' 2" (3.51m x 3.73m)**

uPVC double glazed window, built in wardrobes, gas combi boiler, wall and centre lights and radiator

### BEDROOM 3

**6' 5" x 7' 4" (1.96m x 2.24m)**

uPVC double glazed window and radiator

### VIEWINGS

Key accompanied

### BATHROOM

uPVC double glazed frosted window, white suite comprising w.c, pedestal basin and bath, fully tiled walls, coving, lino flooring and radiator

### GARDEN

Block paved with mature borders, shed, outside tap and outside lighting

