



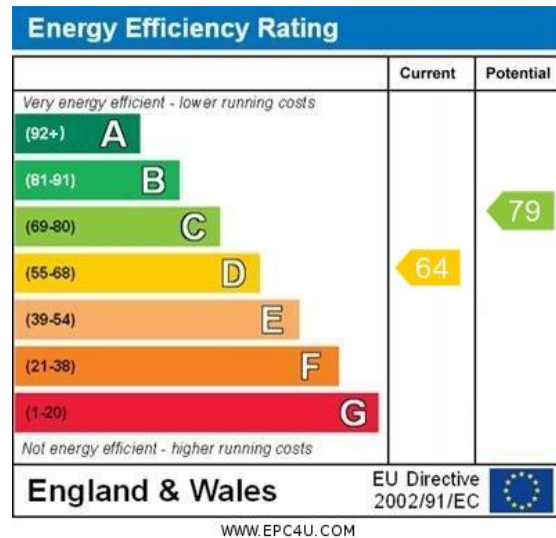
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



**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



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.

### Stone Dyke | Barrow-in-Furness | LA13 0LW

**Asking Price £214,950**

- Mid-Terraced Cottage
- Sought After Location
- Tastefully Decorated Throughout
- Entrance Hall, Lounge
- Dining Room, Kitchen
- 3 Bedrooms, Master Having Ensuite
- Bathroom, Central Heating, Double Glazing
- Large Garden With Countryside Views
- Viewing Recommended
- Council Tax Band B, Freehold





## Property Description

We are delighted to bring to the market this mid-terraced cottage in a popular residential area of Roose, close to local amenities, transport links and popular schools. The property comprises of entrance hall, lounge, dining room and kitchen. To the first floor there are 2 bedrooms and a bathroom and to the second floor a master bedroom with ensuite. The property benefits from central heating, double glazing, parking space and forecourt to the front. To the rear there is a large garden with paved and lawned areas, bar and stunning views to the open countryside. Viewing is highly recommended to appreciate the standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Forecourt to the front and space for parking

### ENTRANCE HALL

uPVC double glazed front door, stairs to first floor landing and door to dining area

### LOUNGE

**11' 10" x 13' 5" (3.62m x 4.09m)**

Cottage style walls, fire surround and hearth with wood burning stove, wood effect flooring, door and window to kitchen, exposed beam ceiling, tv point, telephone point and radiator

### DINING ROOM

**10' 10" x 11' 10" (3.32m x 3.62m)**

Cottage style walls, uPVC double glazed window, open archway to lounge, built in storage cupboard, under stairs cupboard, wood effect flooring and radiator

### KITCHEN

uPVC double glazed rear door, uPVC double glazed window, wall and base storage units with working surfaces and surrounds, stainless steel rebated sink and drainer, built in electric fan oven and grill, gas hob with filter hood, plumbing for washing machine, tiled flooring, plastic cladding to walls and radiator

### LANDING

Doors to bedrooms and bathroom and storage cupboard

### BEDROOM 2

**9' 7" x 10' 5" (2.93m x 3.18m)**

uPVC double glazed tilt and turn window, built in storage cupboard housing the gas combi boiler and radiator

### BEDROOM 3

**8' 11" x 10' 10" (2.72m x 3.32m)**

uPVC double glazed window, door to stairs leading to second floor bedroom 1, wood effect flooring and radiator

### BATHROOM

**5' 0" x 13' 1" (1.53m x 3.99m)**

uPVC double glazed frosted window, white suite comprising w.c, square basin with storage cabinet underneath, bath and separate shower cubicle, half tiled walls and flooring, heated towel rail, extractor fan, recessed lighting, paneled ceiling and radiator

### SECOND FLOOR BEDROOM 1

**11' 9" x 20' 6" (3.59m x 6.25m)**

uPVC double glazed window, uPVC double glazed french doors to Juliet balcony, door to walk in wardrobe, door to ensuite wet room, door to under eaves storage, views to open countryside, tv point and radiator

### ENSUITE WET ROOM

uPVC double glazed frosted window, w.c and basin storage unit, heated towel rail, shower, recessed lighting and paneled ceiling

### GARDEN

Steps down into garden, block paved, flagged and lawned areas with raised decking, bar and storage shed, mature shrubs and trees, views onto open countryside, outside tap, outside light and exterior power sockets

### VIEWINGS

By appointment

