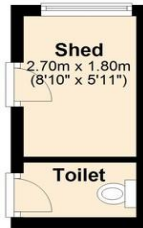
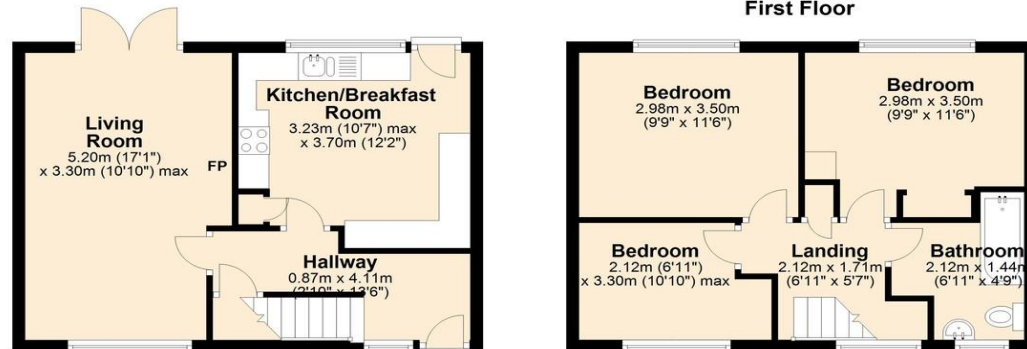




Ground Floor



First Floor

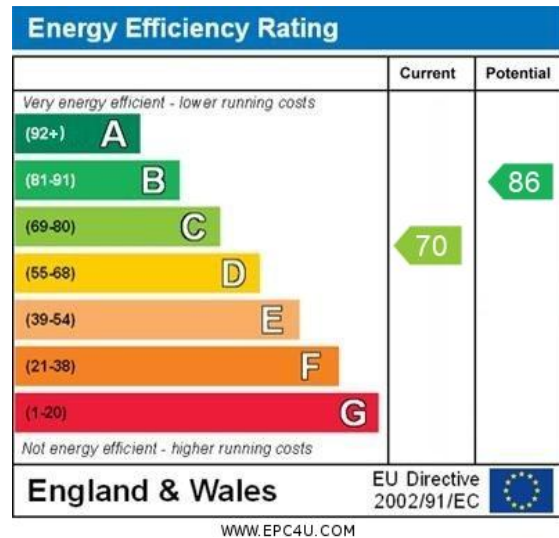


General

11 New Leys, Barrow

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. To ensure their accuracy, they should not be relied upon and measurements.



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Residential Sales Residential Lettings Commercial Sales & Lettings

Tenure

Freehold

Council Tax Band

A

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New Leys | Barrow-in-Furness | LA13 9DP

Asking Price £149,950

- Well Presented Family Home
- Popular Location In Newbarns
- Cul De Sac Location
- Hallway, Spacious Lounge
- Fitted Kitchen
- 3 Bedrooms, Modern Fitted Bathroom
- CH, DG, Outhouse/Storage with WC
- Gardens To Front/ Rear
- Viewing Recommended
- Council Tax Band A, Freehold





Property Description

We are pleased to bring to the market this well presented family home in a cul de sac location in Newbarns, close to local amenities, transport links and popular schools. The property comprises of entrance hallway leading to a spacious lounge with patio doors to the rear garden, fitted kitchen, 3 bedrooms and bathroom with modern fitted suite. The property benefits from central heating, double glazing and easy maintenance front/rear garden with outhouse/ storage and cloaks/WC. The property would suit a variety of buyers and is in a ready to move into condition. Viewings are highly recommended to appreciate the size on offer.

SERVICES

Gas, Water, Telephone, Electric and Drainage.

FRONTAGE

Double glazed door to-

ENTRANCE HALL

Stairs to first floor, double glazed window, laminate flooring, radiator, under stairs storage and doors to-

LOUNGE

18' 4" x 11' 10" (5.61m x 3.63m)

Double glazed window, double glazed patio doors to rear, radiator and feature fire surround with fire.

KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, inset one and a half bowl sink unit with mixer taps, integrated oven, 4 ring hob with extractor fan, plumbing for washer, tiled splash and laminate flooring.

LANDING

Double glazed frosted window, access to loft and doors to-

BEDROOM 1

10' 4" x 11' 10" (3.16m x 3.62m)

Double glazed window and radiator.

BEDROOM 2

12' 3" x 9' 11" (3.75m x 3.03m)

Double glazed window, built in storage cupboard and radiator.

BEDROOM 3

10' 6" x 6' 11" (3.22m x 2.12m)

Double glazed window and radiator.

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, pedestal hand wash basin with mixer taps, panel enclosed bath with double headed shower over, paneled walls, towel rail, paneled ceiling with spotlights and laminate flooring.

GARDEN

Rear enclosed garden with paved seating area, raised flower bed with plants/shrubs, outhouse/storage with cloaks/WC, side access gate and water tap.

VIEWINGS

Key Accompanied

Draft particulars subject to clients approval.

