



**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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

#### Tenure

Freehold

#### Council Tax Band

A

#### Contact Details

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

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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 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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Residential Sales Residential Lettings Commercial Sales & Lettings

### Pine Road | Barrow-in-Furness | LA14 5EL

Asking Price £142,950

- Semi Detached Family Home
- Popular Residential Area
- Well Presented, Tastefully Decorated Throughout
- Hall, Spacious Lounge
- Fitted Kitchen
- 3 Bedrooms, Family Bathroom
- CH, DG, Easy Maintenance Front Area
- Rear Enclosed Garden With Lawned Area
- Viewing Recommended
- Council Tax Band A, Freehold





## Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi-detached family home in a popular residential area close to local amenities, primary schools and transport links. The property offers excellent accommodation comprising of entrance hall area giving access to spacious lounge and fitted coloured kitchen. The first floor offers 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, easy maintenance front garden area with seating area and to the rear it has an enclosed garden with lawned area, plants, shrubs and trees. Viewing is recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Telephone, Electric and Drainage.

### FRONTAGE

Access gate, paved front fore courted area, side access gate and double glazed door to-

### VESTIBULE

Spindle staircase, telephone point, under stairs storage, coloured glass window and doors to-

### LOUNGE

**19' 1" x 10' 2" (5.82m x 3.12m)**

Double glazed windows, 2 radiators and picture rail.

### KITCHEN

Double glazed window, double glazed door, fitted coloured wall and base storage units with worktops to

compliment, inset stainless steel sink unit with mixer taps, plumbing for washer, integrated oven, hob with extractor over, display units, tiled splash, plumbing for dishwasher and under stairs storage.

### LANDING

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

### BEDROOM 1

**10' 1" x 10' 11" (3.09m x 3.34m)**

Double glazed window, radiator and picture rail.

### BEDROOM 2

**10' 4" x 7' 3" (3.16m x 2.22m)**

Double glazed window, radiator and picture rail.

### BEDROOM 3

**7' 7" x 7' 4" (2.32m x 2.26m)**

Double glazed window, radiator and picture rail.

### BATHROOM

Double glazed window, 3 piece suite with low level WC, radiator, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower head and tiled splash.

### GARDEN

Side paved area with access to rear, rear enclosed garden with lawned area, plants/shrubs/trees, water tap and storage shed.

## VIEWINGS

Key Accompanied

Draft particular subject to clients approval.

