

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT **This is non refundable once the AML check has been carried out**

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.

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.

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

C

Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings



ROSS

Estate Agencies



Grantley Road | Barrow-in-Furness | LA14 5QE

Asking Price £310,000

- Extended Semi Detached Family Home
- Sought After Location
- Hallway, Bay Windowed Lounge
- Open Plan Fitted Kitchen/Diner/Family Room
- 3 Bedrooms
- Family Bathroom, Central Heating, Double Glazing
- Off Road Parking, Garage
- Gardens To Front/Rear, Summerhouse
- Viewing Highly Recommended
- Council Tax Band C





Property Description

We are delighted to bring to the market this stunning extended family home in the popular residential area off Oxford Street close to local amenities, transport links and schools. The property has been extended to offer excellent family living accommodation comprising of entrance hallway with feature coloured glass windows, bay windowed lounge with feature fireplace, open plan family/dining/kitchen - wow what a stunning space, which has a fitted high shine kitchen with fitted appliances, dining area, family area with feature fireplace, multi fuel fire and double glazed patio doors to rear garden. To the first floor the property offers 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage with power and light, easy maintenance front garden with a mature enclosed rear garden with paved/decked seating areas, lawned area with plants/shrubs, summer house with power and light, access to the garage and a storage shed. Viewing is highly recommended to appreciate the size and standard on offer.

LOCATION

<https://what3words.com/labels.picked.jelly>

SERVICES

Gas, Water, Electric, Telephone and Drainage

PORCH

Double glazed door with coloured glass side windows

ENTRANCE HALL

Stairs to first floor, picture rail, laminate flooring, radiator and doors to –

LOUNGE

15' 5" x 12' 2" (4.71m x 3.72m)

Double glazed bay window, feature fireplace with open fire, picture rail, coved ceiling and radiator

EXTENDED FAMILY/DINING/KITCHEN

18' 8" x 20' 10" (5.70m x 6.36m)

Double glazed windows, double glazed door, fitted high shine grey wall and base storage units with granite effect worktops to compliment, inset 1 and a half bowl stainless steel sink unit with mixer taps, integrated fridge, freezer, dishwasher, feature island with double oven, Neff hob with extractor over, laminate flooring, under stairs storage, feature open fireplace with multi fuel style fire, double glazed patio doors, spotlight ceiling and radiator

LANDING

Double glazed feature coloured glass window, access to loft and doors to all rooms

BEDROOM 1

14' 7" x 12' 2" (4.47m x 3.71m)

Double glazed bay window, picture rail and radiator

BEDROOM 2

12' 4" x 12' 0" (3.78m x 3.66m)

Double glazed window, picture rail and radiator

BEDROOM 3

6' 9" x 9' 0" (2.07m x 2.75m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, p-shaped panel enclosed bath with shower over, tiled walls, tiled flooring, paneled ceiling and radiator

GARAGE

14' 6" x 7' 2" (4.42m x 2.20m)

Up and over door, double glazed frosted window, double glazed door to rear, power, light and water tap

GARDEN

Rear enclosed garden with lawned area, paved patio areas, seating area, plants/shrubs, storage shed and decked seating area

SUMMERHOUSE

12' 7" x 8' 9" (3.86m x 2.67m)

Double glazed windows and doors with power and light

VIEWINGS

Key accompanied

Draft particulars subject to client's approval

