

**AGENT NOTE**

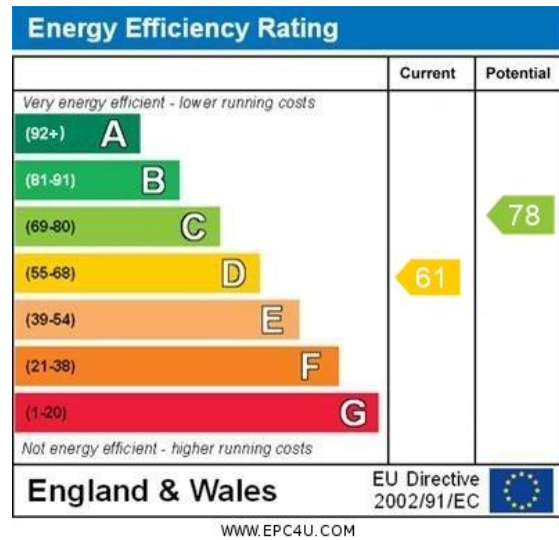
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**General**

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**  
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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



**Coniston Road | Barrow-in-Furness | LA14 5PL**

**Asking Price £190,000**

- Fore Courted Mid-Terrace Family Home
- Popular Residential Area
- Vestibule, Hallway, Bay-window Lounge
- Dining Room, Fitted Kitchen, Utility Room
- 3 Good Size Bedrooms
- Family Bathroom
- Central Heating, Double Glazing, Rear Yard
- Well Presented Throughout
- Vacant Possession
- Council Tax Band B





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated fore courted mid-terrace family home in the popular residential area off Oxford Street, close to local amenities, transport links, schools, etc. The property comprises of vestibule, entrance hallway giving access to bay window lounge, dining room, fitted kitchen and utility room. To the first floor, the property has 3 good size bedrooms and a family bathroom. The property benefits from central heating, double glazing and some lovely features throughout, including coved ceiling, fire places, rear yard, etc. Viewing is highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/sands.short.bars>

### FRONTAGE

Easy maintenance fore-courted front area with access gate and a double glazed door to

### VESTIBULE

Door to

### ENTRANCE HALLWAY

Spindle staircase to first floor, borrowed window, dado rail, coved ceiling, under stairs storage, serving hatch, a radiator and doors to

### LOUNGE

**12' 4" x 14' 3" (3.78m x 4.35m)**

Double glazed bay window, feature fire place with remote fire, picture rail, coved ceiling, borrowed window and an open archway to dining room

### DINING ROOM

**10' 8" x 13' 3" (3.26m x 4.06m)**

Double glazed windows, serving hatch, feature fire place, picture rail, coved ceiling with ceiling rose and open archway to lounge

### KITCHEN

**14' 1" x 9' 0" (4.31m x 2.76m)**

Double glazed windows, fitted cream wall and base drawer units with walnut style work tops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, integrated double oven, 5 ring hob with extractor over, dishwasher, wine fridge, glass display units, breakfast bar and laminate flooring

### UTILITY ROOM

**6' 6" x 8' 11" (1.99m x 2.73m)**

Double glazed door, double glazed frosted window, one window, fitted base units and a plumb for washer

### LANDING

Spindle balustrade, built in storage cupboard, access to loft, dado rail and doors to

### BEDROOM 1

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

Double glazed window, dado rail, full length sliding

door wardrobes/ storage with mirrored doors and a radiator

### BEDROOM 2

**9' 8" x 13' 2" (2.96m x 4.03m)**

Double glazed window, built in double door wardrobes/storage and a coved ceiling

### BEDROOM 3

**9' 1" x 7' 7" (2.79m x 2.32m)**

Double glazed window and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, panel

enclosed shaped bath with central mixer taps, shower over, paneled walls, paneled ceiling with spotlights and a radiator

### YARD

Access gate

### VIEWING

Key accompanied

Draft particular subject to client approval

