

## GARDEN

Rear enclosed easy maintenance garden with plants and shrubs, raised flower beds, decked seating area, summerhouse, access to rear garage and off road parking and side access gate to front

## VIEWINGS

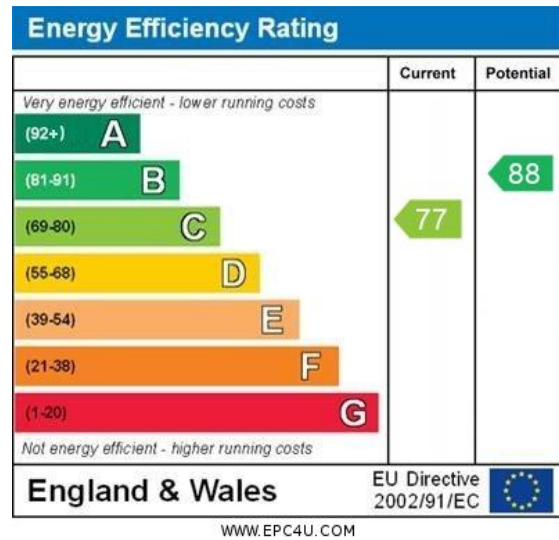
Key accompanied

Draft particulars subject to client's approval

## 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\*\*



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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# ROSS

## Estate Agencies



## Chapel Field | Barrow-in-Furness | LA14 3RQ

Asking Price £299,950

- Stunning Detached Family Home
- Sought After Location On Walney
- Well Presented, Tastefully Decorated
- Hall, Cloaks/WC, Lounge
- Kitchen/Diner With Coloured Units
- 3 Bedrooms, Master Having Ensuite
- Family Bathroom, CH, DG
- Gardens To Front/Rear
- Parking For Several Cars, Garage
- Council Tax Band C



**ROSS** Estate Agencies

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## Property Description

What a stunning family home!!

We are delighted to bring to the market this well presented and tastefully decorated detached family home in a cul de sac location on the residential area of Chapel Field, North Walney, close to local amenities, transport links, coastal beaches, nature reserve and BAE. Internally the property offers entrance hallway with a feature glass/oak effect staircase, cloaks/wc, spacious lounge, modern fitted 2 tone coloured fitted kitchen with feature island and dining area with patio doors. To the first floor there are 3 bedrooms and family bathroom with the master bedroom having an ensuite. The property benefits from central heating, double glazing, easy maintenance front garden, rear garden with decked seating area, summerhouse and access to the garage with off road parking for several cars to the front and rear. Viewing is highly recommended to appreciate the size and standard on offer.

### LOCATION

what3words - beside.title.onions

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking giving access to the front and to the detached garage to the rear, access to the side of the property and double glazed door to entrance hall

### ENTRANCE HALL

Feature glass/oak effect staircase, under stairs storage, oak effect flooring, radiator and doors to cloaks/wc and kitchen/diner

### CLOAKS/WC

Double glazed frosted window, low level w.c, feature hand wash basin with mixer taps/vanity units, paneled sparkle walls, paneled ceiling with spotlights and radiator

### KITCHEN/DINER

**10' 10" x 16' 1" (3.32m x 4.92m)**

Double glazed window, double glazed patio doors, fitted 2 tone coloured wall and base storage units with worktops to compliment, inset black 1 and a half bowl sink unit with mixer taps, integrated double oven, feature centre island with 4 ring hob, extractor over, wine rack and cooler, dishwasher, breakfast bar, plumbing for washer, oak effect flooring, spotlight ceiling, radiator and open to lounge

### LOUNGE

**14' 11" x 10' 7" (4.55m x 3.23m)**

Double glazed window, oak effect flooring, radiator and open to kitchen

### LANDING

Double glazed frosted window, feature balustrade to match staircase (glass/oak effect) and doors to all rooms

### BEDROOM 1

**11' 3" x 10' 11" (3.43m x 3.34m)**

Double glazed window, spotlight ceiling, radiator and door to ensuite

### ENSUITE

Double glazed frosted window, 3 piece suite with low level w.c, with fitted coloured vanity unit with hand wash basin and waterfall style mixer taps, walk in shower cubicle with double headed shower, towel rail/radiator, paneled walls and paneled ceiling with spotlights

### BEDROOM 2

**9' 9" x 11' 1" (2.99m x 3.38m)**

Double glazed window, spotlight ceiling and radiator

### BEDROOM 3

**8' 2" x 11' 11" (2.49m x 3.64m)**

Double glazed window, over stairs storage cupboard and radiator

### BATHROOM

Double glazed frosted window, fitted coloured vanity unit with low level w.c, hand wash basin with mixer taps, double size shower cubicle with waterfall shower over and wall mounted shower head, paneled walls, paneled ceiling with spotlights and radiator

### GARAGE

With up and over door

