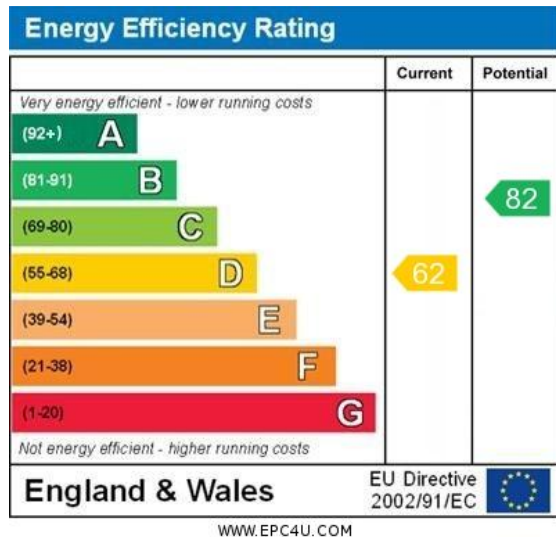


AGENT NOTE

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



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

Mon – Fri 9am – 5pm
 Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

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

A

Contact Details

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Stackwood Avenue | Barrow-in-Furness | LA13 9HG Asking Price £184,950

- Well Presented Family Home
- Tastefully Decorated Throughout
- Double Extension To Rear, Lounge, Family Room
- Kitchen/Diner, 3 Double Bedrooms
- Family Bathroom
- Gas Central Heating, Double Glazing
- Gardens to Front And Rear
- Ready To Walk In Condition
- Viewing Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well-presented family home on Newbarns, close to local amenities, transport links and popular schools. The property boasts excellent family living accommodation as the property has had a double rear extension which provides extra living accommodation. The property comprises of an entrance hall area, spacious lounge, double doors to family room, modern fitted kitchen/diner, 3 double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing and gardens to the front and rear. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/pets.rate.begin>

FRONTAGE

Deep set lawned garden frontage.

ENTRANCE HALL

Double glazed front door, uPVC double glazed window, 1 radiator, 1 telephone point, laminated wood flooring and under stairs storage cupboard.

LOUNGE

17' 1" x 11' 10" (5.21m x 3.61m)

Coal effect living flame gas fire with marble hearth and feature surround, laminated wood flooring, 1 radiator, 1 TV point, uPVC double glazed window to the front elevation and double doors to the family room.

FAMILY ROOM

13' 5" x 9' 6" (4.11m x 2.90m)

1 radiator, 1 TV point, laminated wood flooring and uPVC double glazed patio doors to the garden.

DINING ROOM

12' 2" x 10' 9" (3.73m x 3.30m)

uPVC double glazed window, 1 radiator, 1 TV point, tiled flooring, uPVC double glazed door to the rear and open arch to the kitchen.

KITCHEN

13' 5" x 7' 4" (4.11m x 2.24m)

Wood effect wall and base storage cupboards, black marble effect working surfaces, tiled surrounds, 4 ring gas hob, electric double oven and grill, extractor hood, plumbed for a washing machine, built in dishwasher, built in fridge freezer, rebated stainless steel sink unit, tiled flooring, concealed gas central heating boiler, 2 double glazed skylights and uPVC double glazed window.

LANDING

uPVC double glazed window, 2 power points and fold down ladder to boarded loft with light. The landing has built in storage cupboard with water tank.

BEDROOM 1

13' 6" x 8' 9" (4.14m x 2.69m)

uPVC double glazed window, 1 radiator and 1 TV point.

BEDROOM 2

17' 1" x 8' 9" (5.23m x 2.69m)

uPVC double glazed window, 2 radiators and 1 TV point.

BEDROOM 3

12' 2" x 9' 10" (3.73m x 3.02m)

uPVC double glazed window, 1 radiator and 1 TV point.

BATHROOM

White suite with p-shaped bath with electric over bath shower and screen, WC, wash basin, fully tiled walls, tiled flooring, PVC ceiling with downlights, 1 radiator, xpelair and uPVC double glazed window.

GARDEN

Lawned garden to rear with paved patio and shed.

VIEWING

Key accompanied.

Draft particulars subject to client approval.

