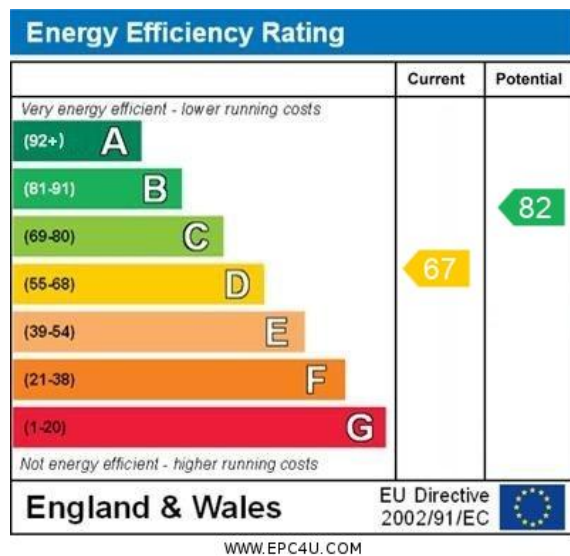


**Lucy Boardman** (Formerly Lloyds Bank) -

**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

A

#### Contact Details

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

[www.rossestateagencies.com](http://www.rossestateagencies.com)

Sales @rossestateagencies.co.uk

01229 825636



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

# ROSS

## Estate Agencies



**Romney Road | Barrow-in-Furness | LA14 5DG**

**Asking Price £169,950**

- Well Presented Family Home
- Popular Cul De Sac Location
- Excellent Family Living Accommodation
- Hall, Spacious Lounge
- Coloured Fitted L-Shaped Kitchen/Diner
- 3 Bedrooms, Modern Shower Room
- CH, DG, Ideal Wooden Lean To
- Summer House Front/Rear
- Gardens To Front/Rear
- Council Tax Band A



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

Residential Sales Residential Lettings Commercial Sales & Lettings







Property Description

We are pleased to bring to the market this well presented family home (block of 4) in a cul de sac location off Ainslie Street, close to local amenities, transport links and schools. The property offers great family living accommodation comprising of hall area giving access to spacious lounge with feature fire place, with double glazed doors to the wooden lean to with seating area and power/light, L-shaped coloured kitchen/diner, 3 bedrooms and a modern fitted shower room. The property benefits from central heating, double glazing, easy maintenance gardens to the front and rear with his/hers summer houses. Viewing is highly recommended to appreciate size on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/scary.comical.boats>

FRONTAGE

Easy maintenance front gardens with paved seating area, summer house, access to the rear of the property and double glazed door to

ENTRANCE HALLWAY

Stairs to first floor and door to

LOUNGE

19' 4" x 18' 0" (5.91m x 3.49m)

Double glazed window, feature open fire surround with electric wood burner style effect fire, coved ceiling, double doors to lean to and a door to kitchen

KITCHEN/DINER

19' 5" x 12' 3" (5.93m x 3.74m)

Double glazed windows, L-shaped kitchen/diner with coloured wall and base drawer units with wood effect work tops to compliment, inset white one and a half bowl sink unit with mixer taps, Belling free standing cooker range with double oven, 8 ring hob with extractor over, plumb for washer, dish washer, tiled splash, tiled flooring, part paneled ceiling, under stairs storage and a radiator

WOODEN LEAN TO

10' 3" x 10' 0" (3.13m x 3.07m) Windows, power/light and door to rear garden

LANDING

Double glazed window, access to loft and doors to

BEDROOM 1

11' 1" x 13' 8" (3.38m x 4.19m)

Double glazed window, over stairs storage, coved ceiling and a radiator

BEDROOM 2

9' 4" x 11' 8" (2.85m x 3.56m)

Double glazed window, over stairs storage and a radiator

BEDROOM 3

13' 10" x 8' 3" (4.24m x 2.53m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, recently fitted 3 piece suite low level W.C, hand wash basin with mixer taps and high shine grey vanity unit, walk in shower cubicle with double headed shower, paneled walls, paneled ceiling with spotlights and a radiator

GARDEN

Rear enclosed raised garden with decked area, summer house, storage shed, seating area and side access

VIEWING

Draft particular subject to client 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\*\*

