

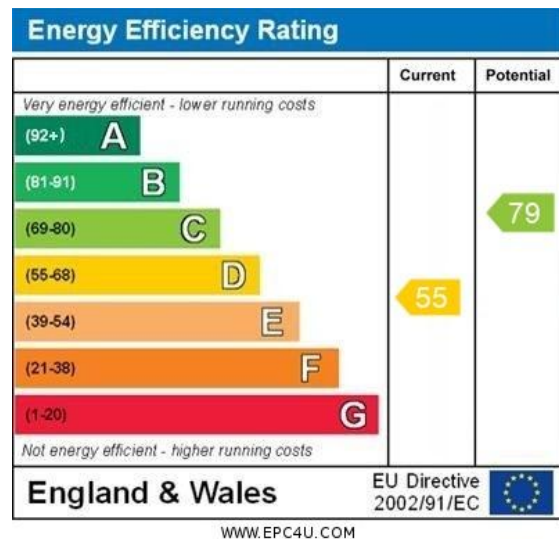
Lucy Boardman (Formerly Lloyds Bank) -

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.

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.



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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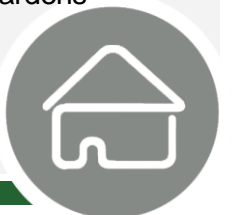
Estate Agencies



Helvellyn Walk | Barrow-in-Furness | LA14 4PU

Asking Price £325,000

- Extended Semi Detached Family Home
- Sought After Location In Hawcoat
- Hallway, Bay Window Lounge
- Fitted Kitchen/Breakfast/Dining Area
- 3 Double bedrooms, 1 With En-suite
- Modern 4 Piece Suite Bathroom
- CH, DG, Off Road parking, Garage
- Easy Maintenance Front/Rear Gardens
- Pleasant Views
- Council Tax Band C





Property Description

We are delighted to bring to the market this extended semi detached family home, in a sought-after location in a cul-de-sac in Hawcoat, with pleasant open views towards the countryside. The property has excellent family living accommodation, comprising of vestibule, lounge, fitted grey kitchen with appliances, breakfast area with bi-folding doors to rear garden, dining room, modern fitted 4-piece suite bathroom, utility room, ground floor bedroom. To the first floor the property has a further 2 double bedrooms with 1 having an en-suite. The property comprises of double glazing, central heating, easy maintenance front/rear gardens with lawned areas, plants/shrubs, paved seating area with artificial grass, access to garage, off road parking. Viewing is highly recommended to appreciate the size and standard on offer

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/snow.jazz.fees>

FRONTAGE

Corner plot location with lawned area, easy maintenance front garden, with access to rear plants/shrubs/trees, side access to off road parking, garage-gate to garden

VESTIBULE

Double glazed door to

ENTRANCE HALL

Stairs to 1st floor, radiator and doors to

LOUNGE

10' 7" x 17' 11" (3.24m x 5.47m)

Double glazed bay window and radiator

DINING ROOM

14' 2" x 20' 8" (4.34m x 6.32m)

Double glazed bi-folding doors to rear garden, part paneled walls, laminate flooring

EXTENDED KITCHEN

10' 3" x 8' 11" (3.13m x 2.72m)

Double glazed windows, fitted high shine grey wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink unit with mixer taps, integrated double oven with 4-ring hob, integrated dishwasher, laminate flooring, radiator, breakfast bar

UTILITY ROOM

Plumbing for washer and storage

LANDING

Doors to

BEDROOM 1

18' 9" x 8' 2" (5.74m x 2.51m)

Double glazed windows with countryside views, built in mirrored wardrobes with shelving/hanging, laminate flooring, coved ceiling and radiator

BEDROOM 2

14' 2" x 8' 0" (4.33m x 2.44m)

Double glazed windows, laminate flooring, coved ceiling, radiator and door to en-suite

ENSUITE

Double glazed frosted window, 3-piece suite low level WC, feature hand wash basin with mixer taps/vanity unit, shower cubicle with shower, tiled splash

BEDROOM 3

10' 0" x 9' 3" (3.06m x 2.83m)

Double glazed window, with pleasant views, coved ceiling and radiator

BATHROOM

Double glazed window, 4-piece suite low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps/showerhead, corner shower cubicle with double headed shower, part tiled walls, radiator, covered ceiling with access to loft

GARAGE

10' 7" x 20' 9" (3.24m x 6.33m)

Electric roller door, power light, water, double glazed door to garden, double glazed window

GARDEN

Easy maintenance rear enclosed garden with paved seating area, artificial grass with raised flower beds, shale area, water tap, access to storage area and access to garage

