

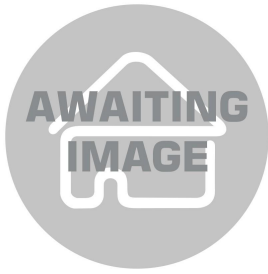


**85 Hollow Lane | Barrow-in-Furness | LA13 9LW**

**Asking Price £195,000**

- Freehold Detached Bungalow
- Sought After Residential Location
- Requires Complete Updating/Modernisation
- Superb Potential for Further Development
- Very Private Location
- Ideal for Couple or Family
- Vacant Possession
- No Onward Chain
- Realistic Price
- Early Viewing Recommended

This brochure is a true and accurate description of the named property Signed ..... Date .....



## Description

**SERVICES** Electric, Water, Telephone, Drainage

Situated in a popular residential location, this is a rare opportunity to purchase an individual detached bungalow requiring general updating and modernisation. The property is ideal for a couple or family looking for a home they can further develop to their own tastes and requirements and has splendid potential. The bungalow has the benefit of drive access with off road parking, access to garage and garden grounds to front, side and rear elevation. Offered for sale with vacant possession and no chain. Early viewing is well recommended.

### GARDEN

Having private deep set lawn garden frontage with mature borders and drive access to garage.

### VESTIBULE

Having access to entrance hall.

### ENTRANCE HALL

Having telephone point, built in storage cupboard, fold down ladder to part boarded loft.

### LOUNGE

**13' 5" x 12' 2" (4.09m x 3.71m)**

Having 3 power points, TV point, tiled fireplace, night storage heater, 2 wall lights.

### DINING ROOM

**13' 4" x 12' 5" (4.06m x 3.78m)**

Having electric fire with surround, 3 power points, night storage heater.

### KITCHEN

**5' 3" x 8' 8" (1.6m x 2.64m)**

Having wall and base cupboards, working surfaces, rebated stainless steel sink unit, electric cooker point, filter hood, plumbing for a washing machine, 2 power points, access to ground floor bathroom and access to rear porch.

### REAR PORCH

Having access to garden.

### BATHROOM

**6' 7" x 5' 8" (2.01m x 1.73m)**

Having bath, WC, wash basin, electric wall heater, xpelair, electric heated towel rail, uPVC double glazed window.

### BEDROOM 1

**13' 5" x 10' 10" (4.09m x 3.3m)**

Having 2 power points, night storage heater.

### BEDROOM 2

**7' 7" x 8' 5" (2.31m x 2.57m)**

### ATTACHED GARAGE

Having double door access.

### GARDEN

having very private lawn garden to rear with mature borders, garden shed and garden area to side elevation.

VIEWINGS Key Accompanied

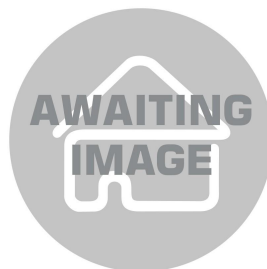
## Mortgage Services

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 and 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.

**Tenure**

Freehold

**Council Tax Band**

C

**Contact Details**

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