



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Tenure

Freehold

Council Tax Band

E

Contact Details

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

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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.



ROSS Estate
Agencies

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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings

Biggar Village | Barrow-in-Furness | LA14 3YG

Asking Price £250,000

- Sought After Village Location
- Plenty Of Original Feature
- Spacious Living Accommodation
- Lounge With Feature Fire Place
- Kitchen/Diner, Dining Room
- 3 Double Bedrooms
- 4 Piece Family Bathroom Suite
- Oil Heating, Sash Style Windows
- Gardens To Front And Rear
- Council Tax Band E





Property Description

We are delighted to bring to the market this spacious family home in the popular location of Bigger Village on Walney Island. Situated close to local beaches, nature reserve and amenities. The property boasts excellent family living accommodation and comprises of lounge with feature open fire place with wood burner, kitchen/diner, dining room, 3 double bedrooms and 4 piece family bathroom. The property benefits from oil heating, feature double glazed sash style windows, feature beamed ceilings with some original features throughout, gardens to front and rear with double gates leading to the detached garage. Viewing highly recommended to appreciate size on offer.

SERVICES

Water. Electric. Oil. Telephone. Drainage

FRONTAGE

Front garden with lawned area with plants, borders, shrubs, access gate and paved area.

ENTRANCE HALL

Double glazed door to the lounge.

LOUNGE

14' 0" x 16' 0" (4.28m x 4.88m)

Double glazed slash style windows, feature fire place with open pebble bricks and wood burner, beamed ceiling, storage cups, stairs to 1st floor and doors to the dining room.

DINING ROOM

15' 5" x 11' 6" (4.72m x 3.53m)

Double glazed sash style windows, slate effect fire surround and wall with open fire place, beamed ceiling and a radiator.

KITCHEN/DINER

10' 9" x 24' 10" (3.28m x 7.58m)

Double glazed door with side windows, double glazed sash style front window, fitted wall and base drawer units with work tops to compliment, stainless steel sink unit with mixer taps, plumbed for washer, integrated oven, 4 ring hob with extractor over, tiled splash, display units, feature pebbled walls and a beamed ceiling.

LANDING

Double glazed sash style window, 3 x power points and doors to bedrooms.

BEDROOM 1

15' 4" x 11' 6" (4.68m x 3.53m)

Double glazed sash style windows with window seats and a radiator.

BEDROOM 2

13' 0" x 10' 2" (3.97m x 3.11m)

Double glazed sash style window, fitted shelving storage, vanity unit and a radiator.

BEDROOM 3

15' 0" x 9' 10" (4.59m x 3.00m)

Double glazed sash style window, ornate fire place, storage cupboard and a radiator.

BATHROOM

Velux double glazed window, fitted 4 piece suite low level WC, feature hand wash basin with taps, double ended free standing bath with telephone style mixer taps and shower head, corner glazed shower cubicle with shower, tiled walls and a radiator.

GARDEN

Rear enclosed garden area with raised paved seating area, outhouse/storage, raised decked area, double gates to side entrance, water tap, detached garage with up/over door.

VIEWING

Key Accompanied

