



**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

#### Tenure

Freehold

#### Council Tax Band

B

#### Contact Details

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01229 825636



### South View | Barrow-in-Furness | LA14 5NN

Asking Price £188,000

- Well Presented Semi-Detached Home
- Sought After Location
- Lounge, Dining Room, Kitchen
- 3 Bedrooms, Bathroom
- Conservatory, Rear Porch
- Central Heating, Double Glazing
- Gardens To Front/Rear
- Viewings Recommended
- Ideal For Families
- Council Tax Band B, Freehold





## Property Description

We are delighted to bring to the market this traditional semi-detached family home in a popular residential area close to local amenities, transport links and popular schools. The property comprises of vestibule, entrance hallway giving access to a bay windowed lounge, double doors to a kitchen/diner and rear porch area. To the first floor, the property offers 3 bedrooms and a bathroom. The property benefits from central heating, double glazing, a good size conservatory and gardens to front and rear with seating areas and storage shed. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Access gate to front garden area with mature plants/shrubs and double glazed doors to porch

### PORCH

Door to entrance hall

### ENTRANCE HALL

Spindle staircase to first floor, under stairs storage, radiator and door to lounge

### LOUNGE

**12' 10" x 13' 6" (3.93m x 4.12m)**

Double glazed bay window, feature fire surround with open fireplace, tv point, radiator and double doors to dining room

### DINING ROOM

**11' 6" x 11' 7" (3.52m x 3.55m)**

Double glazed patio doors to conservatory, laminate flooring, breakfast bar, built in storage with worktops to compliment, glass display units, 2 radiators and open to kitchen

### KITCHEN

Double glazed window, double glazed door to rear, fitted wall and base storage units with worktops to compliment, inset black sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, paneled ceiling with spotlights and laminate flooring

### CONSERVATORY

**8' 3" x 11' 2" (2.54m x 3.41m)**

Double glazed windows, double glazed door, radiator and tv point

### REAR PORCH

Double glazed windows, double glazed door, tiled flooring and paneled ceiling

### LANDING

Double glazed frosted window, spindle balustrade, access to loft and doors to bedrooms and bathroom

### LOFT AREA

Fully boarded, carpeted, radiator and storage areas

### BEDROOM 1

**13' 2" x 11' 11" (4.02m x 3.65m)**

Double glazed bay window with pleasant views and radiator

### BEDROOM 2

**11' 6" x 11' 9" (3.51m x 3.60m)**

Double glazed window, fitted sliding door wardrobes and radiator

### BEDROOM 3

**7' 6" x 6' 5" (2.30m x 1.97m)**

Double glazed window with pleasant views, paneled ceiling with spotlights and radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash, part paneled walls, paneled ceiling with spotlights and radiator

### GARDEN

Rear enclosed garden with plants/shrubs and raised decked area, paved seating area, shed/storage and water tap

### VIEWINGS

By appointment

