



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		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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Strathmore Avenue | Barrow-in-Furness | LA14 3DH Asking Price £199,950

- Fine Semi-Detached Home
- Popular Location
- Entrance Hall, Lounge/Diner
- Kitchen
- 3 Bedrooms/ Bathroom
- Good Size Rear Garden
- Off Road Parking, Central Heating, Double Glazing
- Ideal For Couple/Family
- Well Recommended
- Council Tax Band B, Freehold



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

A Very Pleasant Semi Detached Home

Situated in a popular residential location on Central Walney, this fine semi detached home benefits from gas central heating and uPVC double glazing. The property comprises of off road parking to the front elevation for 2 vehicles, entrance hall, lounge/diner, kitchen and to the first floor are 3 bedrooms and bathroom. To the rear of the property is a good size lawned garden with 2 store sheds. Offered for sale at a realistic price, the property is ideal for a family or couple and early viewing is well recommended.

SERVICES

Gas, Water, Electric, Telephone, Drainage

FRONTAGE

Off road parking to the front elevation for 2 vehicles.

HALLWAY

uPVC double glazed front door, power point, radiator, telephone point, uPVC double glazed window, tiled floor, access to lounge and stairs.

LOUNGE/DINER

22' 2" x 10' 08" (6.76m x 3.25m)

Having electric coal effect fire with marble hearth and feature surround, laminated wood floor, picture rail, 10 power points, 2 radiators, tv point, 2 uPVC double glazed windows.

KITCHEN

7' 1" x 5' 9" (2.16m x 1.75m)

Walnut effect wall and base cupboards, working surfaces, tiled surrounds, tiled floor, gas cooker point, plumbing for a washing machine, rebated stainless steel sink and drainage, 5 power points, radiator, uPVC double glazed window, uPVC double glazed door to the side elevation.

LANDING

With uPVC double glazed window, 2 power points, original stained doors to all rooms.

BEDROOM 1

13' 2" x 10' 1" (4.01m x 3.07m)

Having 6 power points, radiator, stained floorboards, picture rail, uPVC double glazed window.

BEDROOM 2

10' 00" x 8' 9" (3.05m x 2.67m)

Having 2 power points, radiator, tv point, built in cupboard with gas central heating combi boiler and uPVC double glazed window.

BEDROOM 3

6' 8" x 6' 5" (2.03m x 1.96m)

Having 4 power points, radiator, uPVC double glazed window.

BATHROOM

6' 9" x 5' 4" (2.06m x 1.63m)

White suite with bath, wc, wash basin, over bath shower, PVC clad walls, PVC clad ceiling, tiled floor, heated towel rail, uPVC double glazed window.

GARDEN

Having good size lawned garden to rear with 2 store sheds

VIEWINGS

Key accompanied but telephone first.

