



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 | | 88 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (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
C

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

www.rossstateagencies.com
sales@rossstateagencies.co.uk
01229 825636



Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com



Dowie Close | Barrow-in-Furness | LA13 0SZ

Asking Price £240,000

- 100% Part Exchange In UK
- Semi Detached Family Home
- Sought After Cul De Sac Location
- Well Presented Throughout
- Hallway, Ground Floor Cloaks/WC
- Spacious Lounge/ Diner
- Fitted Kitchen, 3 Bedrooms Family Bathroom
- Gardens, Off Road Parking, Garage
- Central Heating And Double Glazing
- Council Tax Band C, Freehold





Property Description

100% Part exchange anywhere.

We are pleased to bring to the market this well presented and tastefully decorated semi detached family home in a popular residential area. The property comprises of entrance hallway giving access to ground floor cloaks/WC, fitted kitchen with appliances, lounge/diner with patio doors. To the 1st floor the property offers 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, gardens to front and rear and off road parking giving access to the garage. Viewing is highly recommended to appreciate the size and standard on offer. The property is being sold with vacant possession.

SERVICES

Gas, Water, Telephone, Electric and Drainage.

FRONTAGE

Off road parking giving access to garage, easy maintenance front garden with plants/shrubs/grass area.

VESTIBULE

Double glazed door.

ENTRANCE HALL

Stairs to 1st floor, radiator, laminate flooring and doors to-

LOUNGE/DINER

16' 7" x 13' 9" (5.06m x 4.20m)

Double glazed patio doors, radiator, tv point, double glazed window and under stairs storage.

CLOAKS/WC

Double glazed frosted window, low level WC, pedestal hand wash basin with taps, radiator, tiled splash and laminate flooring.

KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, radiator, plumbing for washer, American style double door fridge/ freezer, tiled splash, spotlight ceiling and tiled flooring.

LANDING

Spindle stair case, access to loft, storage cupboard and doors to-

BEDROOM 1

13' 1" x 10' 1" (3.99m x 3.08m)

Double glazed window and radiator.

BEDROOM 2

14' 0" x 9' 7" (4.27m x 2.93m)

Double glazed window and radiator.

BEDROOM 3

6' 9" x 7' 3" (2.07m x 2.21m)

Double glazed window and radiator.

BATHROOM

Double glazed frosted window, 3-piece suite with low level WC, hand wash basin with mixer taps/vanity unit, panel enclosed bath with double headed shower over, panelled walls and paneled ceiling with spotlights.

VIEWING

Key Accompanied

Draft Particulars

Subject to clients approval.

GARAGE

17' 10" x 8' 2" (5.46m x 2.49m)

Up and over door, power/ light and door to rear.

GARDEN

Rear enclosed garden with raised decked area, lawned area with plants/shrubs, access to garage and side access gate.

