



17 SKIDDAW GARDENS, Barrow

BATHROOM

9' 10" x 5' 6" (3.02m x 1.68m)

Having white suite with bath, w.c, wash basin, separate shower cubicle, PVC clad walls, PVC clad ceiling with downlights, tiled flooring, xpelair, heated stainless steel towel rail and uPVC double glazed window

GARDEN

Having very pleasant low maintenance paved garden to the rear with garden shed measuring 10' x 8', outside water tap, power points, up lights, low level lights and security lighting

VIEWINGS

Key accompanied

Draft particulars subject to client's approval

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		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

D

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Asking Price £325,000

- Desirable Detached Bungalow
- Cul De Sac Location On Hawcoat
- Ready To Move Into Condition
- Hall, Lounge, Living Room/Dining Room
- Kitchen, Utility Room
- 3 Bedrooms And Bathroom
- Off Road Parking For 3 Vehicles
- Private Low Maintenance Garden
- Gas CH, uPVC DG
- Council Tax Band D





Property Description

Situated in a cul de sac on the Hawcoat estate, this fine detached bungalow is offered for sale in immaculate condition throughout. The property has excellent living accommodation suitable for a couple or family and benefits from gas central heating, uPVC double glazing and accommodation comprising of off road parking for 3 vehicles to the front elevation, entrance hall, lounge, living/dining room, kitchen, utility room, 3 bedrooms and bathroom. To the rear of the property is a low maintenance garden. Offered for sale in a ready to move into condition and early viewing is highly recommended.

SERVICES

Gas, Water, Telephone, Electric and Drainage.

FRONTAGE

Having block paved frontage with off road parking for 3 vehicles, outside water tap and power points, inset lighting and up lights to the front elevation and security light to the side elevation.

ENTRANCE HALL

Having uPVC double glazed front door, laminated wood effect flooring, radiator and built in cloaks cupboard. There is a fold down ladder giving access to a mostly boarded loft with gas central heating combi boiler, insulation, power and light

LOUNGE

16' 9" x 12' 0" (5.11m x 3.68m)

Having wall mounted electric fire, wood finish effect flooring, 2 radiators, tv point, telephone point and 2 uPVC double glazed windows facing both front and side aspects.

LIVING ROOM/DINING ROOM

19' 1" x 12' 4" (5.82m x 3.76m)

Having wood finish effect flooring, tv point, telephone point, 1 vertical radiator, wall mounted electric log effect fire, uPVC double glazed window, uPVC double glazed double doors to the garden and open arch to the kitchen

KITCHEN

13' 10" x 7' 6" (4.22m x 2.31m)

Having contrasting built in wall and base storage cupboards, marble effect working surfaces with matching splash backs, rebated 1 and a half bowl stainless steel sink unit, mixer taps with extendable hose, Siemens induction hob, fan assisted electric oven and combination microwave oven, Stoves inclined, glazed extraction hood with light, built in dishwasher, recess for fridge and freezer, plinth pelmet LED lights with remote variable colour control, uPVC double glazed window and access to the utility room

UTILITY ROOM

8' 5" x 8' 0" (2.59m x 2.44m)

Having wood effect wall and base storage cupboards, black marble effect working surfaces, rebated stainless steel sink unit, plumbed for washing machine, vented for a dryer, xpelair, uPVC double glazed window and uPVC double glazed door to the front elevation.

BEDROOM 1

12' 9" x 8' 0" (3.91m x 2.46m)

Having laminated wood effect flooring, radiator, tv point, built in storage cupboard and 2 uPVC double glazed windows to the front and side aspect

BEDROOM 2

11' 3" x 10' 4" (3.45m x 3.15m)

Having built in sliding door wardrobes with internal lighting, tv point, laminated wood effect flooring and uPVC double glazed window

BEDROOM 3

8' 9" x 8' 5" (2.69m x 2.57m)

(This room is currently utilised as a study)

Having built in storage cupboards, shelving and desk unit, laminated wood effect flooring, radiator, tv point, telephone point and uPVC double glazed window

