



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	85
(69-80)	C	
(55-68)	D	67
(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](mailto:sales@rossstateagencies.co.uk)

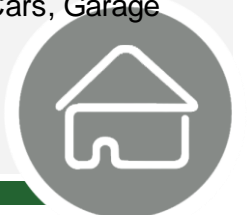
01229 825636



Helmsley Drive | Barrow-in-Furness | LA14 4RN

Offers Over £200,000

- Detached Family Home
- Popular Cul De Sac Residential Area
- Hall, Spacious Lounge
- Kitchen/Diner
- 3 Bedrooms, Bathroom
- Conservatory
- Central Heating
- Off Road Parking For Several Cars, Garage
- Gardens To Front/Rear
- Council Tax Band C, Freehold



**ROSS Estate
Agencies**

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

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

Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this detached family home in a popular residential area in a cul de sac location, close to local transport links, schools and amenities. The property comprises of entrance hallway, spacious lounge, fitted kitchen/diner, 3 bedrooms and a bathroom. The property benefits from central heating, off road parking for several cars, access to detached garage, mature front/rear gardens with seating area and lawned areas with plants/shrubs. Viewing recommended.

SERVICES

Gas, Water, Telephone, Electric and Drainage.

FRONTAGE

Off road parking for several cars, access to detached garage, lawned area with plants/shrubs and door to-

ENTRANCE HALL

Laminate flooring, radiator, stairs to 1st floor and doors to-

LOUNGE

11' 5" x 15' 0" (3.49m x 4.58m)

Window, radiator, TV point, laminate flooring, patio doors to conservatory, feature fire place with coal effect fire and dado rail.

KITCHEN/DINER

9' 8" x 15' 5" (2.95m x 4.72m)

Window to front/rear, door to rear, 2 radiators, fitted wall and base storage units with worktops to compliment, inset oven 4 ring hob with circular extractor over, stainless steel sink unit with mixer taps, plumbing for washer, tiled splash, under stairs storage and laminate flooring.

CONSERVATORY

Conservatory with door to garden.

LANDING

Window, spindle balustrade, access to loft and doors to-

BEDROOM 1

8' 11" x 11' 11" (2.73m x 3.64m)

2 Windows, radiator, laminate flooring and built in wardrobes.

BEDROOM 2

9' 10" x 9' 4" (3.01m x 2.86m)

Window, laminate flooring, radiator and over stairs storage

BEDROOM 3

6' 4" x 8' 11" (1.94m x 2.72m)

Window, laminate flooring and radiator.

BATHROOM

Frosted window, 3 piece suite with low level WC, pedestal hand wash basin with mixer taps, panel enclosed bath with shower over and tiled splash.

VIEWINGS

Key accompanied

Draft Particulars subject to clients approval

GARAGE

Up and over door, side access door, window and power/light.

GARDEN

Rear enclosed mature garden with lawned area, plants/shrubs, paved seating area, side access gate and water tap.

