



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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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

Tenure

Freehold

Council Tax Band

A

Contact Details

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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. To ensure their accuracy, they should not be relied upon and measurements.



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Residential Sales Residential Lettings Commercial Sales & Lettings



Mount Pleasant | Barrow-in-Furness | LA14 2DQ

Asking Price £119,950

- Fore Courted Mid Terrace Family Home
- Popular Location
- Hallway, Bay Window Lounge
- Dining Room, Kitchen/Diner
- 3 Bedrooms, Bathroom
- CH, DG, Rear Yard
- Garage
- Viewings Highly Recommended
- Close To Town Centre/BAE
- Council Tax Band A, Freehold





Property Description

We are pleased to bring to the market this well presented and tastefully decorated four courted mid terrace family home in a popular residential area close to local amenities, transport links and BAE. The property comprises of vestibule, hallway giving access to bay window lounge, dining room, fitted kitchen/diner, 3 bedrooms and a bathroom. The property benefits from central heating, double glazing, and a rear yard with access to the garage which has power and light. Viewings are highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Telephone, Electric and Drainage.

FRONTAGE

Access fore courted area and double glazed door to-

VESTIBULE

Coved ceiling, laminate flooring and door to-

ENTRANCE HALL

Stairs to first floor, radiator, laminate flooring, coved ceiling and doors to-

LOUNGE

14' 11" x 11' 5" (4.57m x 3.50m)

Double glazed bay window, radiator, TV point, coved ceiling, feature fire surround with coal fire.

DINING ROOM

12' 7" x 12' 0" (3.86m x 3.66m)

Double glazed window, radiator, coal effect fire with marble effect hearth, laminate flooring and open to-

KITCHEN/DINER

8' 11" x 13' 5" (2.74m x 4.10m)

Double glazed window, double glazed door to rear, fitted wall and base storage units with worktops to compliment, splashback circular stainless steel sink unit with mixer taps, radiator, integrated oven, integrated dishwasher, microwave and 4 ring hob extractor oven.

LANDING

Spindle balustrade, access to loft and doors to-

BEDROOM 1

11' 11" x 15' 9" (3.64m x 4.81m)

Double glazed windows, radiator, laminate flooring, built in double door wardrobe (boiler) and coved ceiling.

BEDROOM 2

13' 3" x 8' 1" (4.05m x 2.48m)

Double glazed window and radiator.

BEDROOM 3

7' 7" x 8' 11" (2.32m x 2.74m)

Double glazed window, radiator and laminate flooring. (access to loft).

BATHROOM

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

GARAGE

9' 9" x 15' 3" (2.99m x 4.67m)

Folding door to rear, side access and power/light.

GARDEN/YARD

Access gate, paved area, water tap and access to garage.

VIEWINGS

Key accompanied.

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

