



**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+) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>61</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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**Tenure**  
Freehold

**Council Tax Band**  
D

**Contact Details**  
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**Redoak Avenue | Barrow-in-Furness | LA13 0JT**

**Asking Price £335,000**

- True Detached Bungalow
- Popular Residential Area In Holbeck
- Renovated Throughout
- Well Presented, Tastefully Decorated
- Lounge, Modern Fitted Kitchen/Diner
- Modern Bathroom, 3 Double Bedrooms
- CH, DG, Off Road Parking, Garage
- Easy Maintenance Front Garden
- Extensive Rear Garden With Decked Area
- Council Tax Band D







## Property Description

We are delighted to bring to the market this true detached bungalow in the popular residential area in Holbeck, close to popular school, amenities and transport links. The property offers excellent modern living with the current vendor renovating it throughout. The property comprises of entrance hallway, leading to lounge with media wall, modern fitted high shine white kitchen/diner with built in appliances, modern fitted bathroom and 3 double bedrooms. The property benefits from central heating, double glazing, easy maintenance front tiered garden area with off road parking giving access to the garage. To the rear, there's an established enclosed garden with feature raised decked area with steps leading down to the lawned area, plants, shrubs, summer house, feature pond and garden lighting. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Off road parking leading to garage, easy maintenance front garden area with raised stepped areas, steps leading down, double glazed composite door to entrance hall.

### ENTRANCE HALLWAY

Parque style flooring, coved ceiling, storage cupboard, radiator and doors to lounge.

### LOUNGE

**14' 1" x 10' 1" (4.31m x 3.08m)**

Double glazed bay window, feature media wall with electric fire, storage shelving, coved ceiling, radiator and tv point.

### KITCHEN/DINER

**20' 0" x 10' 8" (6.11m x 3.26m)**

Double glazed patio doors, double glazed windows, recently fitted modern white fitted kitchen with wall and base storage units with worktops to compliment, inset 1 and a half bowl sink unit with mixer taps, integrated oven, microwave, 4 ring induction hob with extractor over, fridge/freezer, dishwasher, tiled flooring and radiator

### BEDROOM 1

**9' 1" x 12' 0" (2.78m x 3.68m)**

Double glazed bay window, coved ceiling and radiator.

### BEDROOM 2

**8' 5" x 12' 2" (2.59m x 3.73m)**

Double glazed bay window, coved ceiling, tv point and radiator.

### BEDROOM 3

**8' 1" x 9' 2" (2.48m x 2.80m)**

Double glazed window, coved ceiling, tv point and radiator.

### BATHROOM

Recently fitted bathroom with a double glazed frosted window, radiator, fitted low level W.C with coloured vanity units, feature hand wash basin with mixer taps, walk in shower cubicle with double headed shower, paneled walls, paneled ceiling with spotlights and laminate flooring.

### GARAGE

**16' 5" x 8' 9" (5.01m x 2.69m)**

Recently fitted front/back new French doors, power and light, stainless steel sink unit with mixer taps, plumbing for washer, double glazed door to side, double glazed window, boiler and a CCTV system

### VIEWING

Key accompanied

### GARDEN

Enclosed garden with raised decked seating area, access to garage, steps leading down to garden with extensive lawned area, decked seating area, feature pond, rockery with plants/shrubs, shale, plenty of seating, summer house, water tap, outdoor electrics, outdoor lighting and side access gate.

