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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Tenure**  
Freehold

**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 and 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.



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Residential Sales Residential Lettings Commercial Sales & Lettings



### The Abbey | Barrow-in-Furness | LA14 5LU

Asking Price £239,950

- New Detached Chalet Home
- Truly Individual Property
- Superb Cul De Sac Location
- Quality Fixtures and Fittings
- Gas C/H, Double Glazing
- Off Road Parking
- Entrance Hall, Wash Room
- Lounge, Kitchen/Diner
- 2 Bedrooms, Bathroom
- Garden To Rear, Patio





## Property Description

### SERVICES

Gas, Water, Electric, Telephone, Drainage

### FRONTAGE

Having off road parking to the side elevation.

### ENTRANCE HALL

Having 2 power points, underfloor heating, LED downlights and under stairs cupboard.

### WASHROOM

Having WC, wash basin, heated stainless steel towel rail and uPVC double glazed window.

### LOUNGE

**16' 1" x 10' 4" (4.9m x 3.15m)**

Having new carpet, 9 power points, 1 TV point, 1 telephone point, LED downlights, underfloor heating, uPVC double glazed window to the front elevation and bi fold doors to the rear garden.

### KITCHEN DINER

**16' 1" x 9' 4" (4.9m x 2.84m)**

Having newly installed kitchen with cream fronted wall and base cupboard, working surfaces, 4 ring electric hob, electric double oven and grill, extractor hood, built in fridge freezer, dishwasher and microwave, under floor heating, 14 power points, LED downlights, uPVC double glazed window to the front elevation and bi fold doors to the rear garden.

### LANDING

Having 2 wall light points, 2 power points, 1 radiator, new carpet, uPVC double glazed window and double glazed skylight.

### BEDROOM 1

**16' 2" (Into the eaves) x 10' 4" (4.93m x 3.15m)**

Having 8 power points, 1 radiator, 1 TV point, new carpet, vaulted ceiling and 2 double glazed skylights.

### BEDROOM 2

**16' 2" x 9' 5" (4.93m x 2.87m)** Having 8 power points, 1 radiator, 1 TV point, new carpet, vaulted ceiling and 2 double glazed skylights.

### BATHROOM

**6' 7" x 6' 3" (2.01m x 1.91m)**

Having white suite with bath, over bath shower and screen, WC, wash basin, fully tiled walls, heated stainless steel towel rail, tiled flooring, xpelair, downlights and uPVC double glazed window.

### GARDEN

Having fenced lawned garden to rear with paved patio.

### VIEWING

Key accompanied

### Mortgage Services

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. 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.

