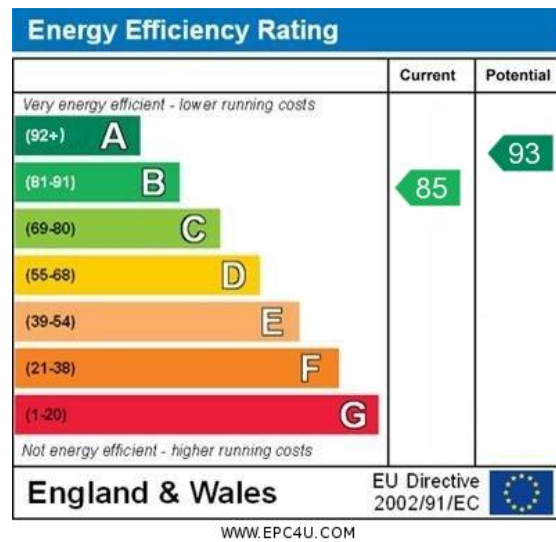


VIEWINGS

Key accompanied

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.



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.

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.

Tenure

Freehold

Council Tax Band

E

Contact Details

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

www.rossestateagencies.com

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ROSS

Estate Agencies



Flass Lane | Barrow-in-Furness | LA13 0FB

Asking Price £349,995

*****100% part exchange anywhere in the UK*****

*****5% builders gifted deposit*****

- Detached Family Home
- Sought After Location
- Newly Built
- Hallway, Spacious Lounge
- Modern Fitted Kitchen/Diner
- 4 Bedrooms, Master Having Ensuite
- 2 Bathrooms, Central Heating, Double Glazing
- Off Road Parking
- Easy Maintenance Gardens
- Council Tax Band E, Freehold



ROSS Estate Agencies

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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

100% part exchange anywhere in the UK

5% builders gifted deposit

Recently built detached family home in a popular location close to local amenities, transport links and local schools. The property comprises of entrance hall giving access to ground floor cloaks/w.c, spacious lounge with patio doors, modern fitted grey kitchen with appliances and dining area with patio doors. To the first floor, there are 2 bedrooms with master having ensuite and family bathroom. To the second floor, there are 2 further bedrooms with a second bathroom. The property benefits from central heating, double glazing, easy maintenance front garden area, rear enclosed garden with lawned area and access to a 2 vehicle parking area.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front area with plants/shrubs, steps up to front entrance with metal balustrade and double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor, radiator and doors to –

LOUNGE

17' 10" x 10' 0" (5.46m x 3.05m)

Double glazed window, double glazed patio doors to rear, feature fire surround with fire and radiator

GROUND FLOOR CLOAKS/WC

Low level w.c, hand wash basin with mixer taps/vanity unit, tiled splash, tiled flooring and radiator

KITCHEN/DINER

18' 0" x 9' 6" (5.49m x 2.91m)

Double glazed window, double glazed patio doors to rear, modern fitted grey wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, fridge/freezer, integrated dishwasher, wine rack, tiled flooring, spotlight ceiling, under stairs storage and radiator

LANDING

Double glazed frosted window, spindle staircase, storage cupboard, stairs to second floor and doors to bedrooms and bathroom

BEDROOM 1

17' 9" x 9' 6" (5.42m x 2.90m)

Double glazed windows (1 frosted), radiator and door to ensuite

ENSUITE

Low level w.c, hand wash basin with mixer taps, vanity unit, walk in shower cubicle with shower, tiled splash, towel rail and spotlight ceiling

BEDROOM 2

17' 8" x 8' 7" (5.41m x 2.64m)

Double glazed windows, built in mirrored sliding door wardrobes and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with mixer taps/vanity unit, panel enclosed bath with shower over, tiled splash, spotlight ceiling and towel rail

SECOND FLOOR LANDING

Double glazed velux window, spindle staircase and doors to bedrooms and bathroom

BEDROOM 3

9' 6" x 15' 5" (2.90m x 4.72m)

Double glazed window, double glazed velux window and radiator

BEDROOM 4

14' 6" x 9' 8" (4.43m x 2.95m)

Double glazed window, double glazed velux window, built in wardrobe, access to loft and radiator

SECOND BATHROOM

Low level w.c, hand wash basin with mixer taps/vanity unit, panel enclosed bath with mixer taps and shower over, tiled splash, towel rail and spotlight ceiling

GARDEN

Enclosed fenced in rear garden, lawned area with plants/shrubs, paved seating area, access gate to rear with access to parking area and side access gate

