



W. G. Ross & Co. Ltd. 2002

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	87
(69-80)	C	
(55-68)	D	62
(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

B

Contact Details

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Newton Cross Road | Barrow-in-Furness | LA13 0LZ Asking Price £195,000

- Semi Detached Cottage
- Small Village In Newton In Furness
- Lounge Open To Fitted Kitchen
- 2 Double Bedrooms, Bathroom
- Central Heating, Double Glazing
- Off Road Parking, Garden
- Outhouse
- Shared Access To Rear
- Viewing Recommended
- Council Tax Band B, Freehold





Property Description

We are pleased to bring to the market this semi detached cottage in the heart of the small village of Newton-in-Furness, in between Dalton and Barrow. The property has plenty of features and offers open plan lounge with wood burner style fire and beamed ceiling and fitted coloured kitchen with built in appliances. To the 1st floor the property has 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing, easy maintenance front fore courted area and to the rear there is off road parking with a garden, lawned area, outhouse and shared access to the neighbours property. Viewings are highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Telephone, Electric and Drainage.

VESTIBULE

Double glazed door.

LOUNGE

15' 3" x 13' 6" (4.66m x 4.14m)

Double glazed window, open fire place with wood burner style fire, beamed ceiling, tiled flooring, stairs to first floor and open to-

KITCHEN

Double glazed window, double glazed stable style door, fitted coloured wall and base storage units with worktops to compliment, white sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, beamed ceiling and tiled flooring.

LANDING

Access to loft, radiator and doors to-

BEDROOM 1

9' 5" x 11' 9" (2.88m x 3.59m)

Double glazed window, built in 3 door wardrobes, feature beam ceiling and radiator.

BEDROOM 2

9' 6" x 9' 8" (2.91m x 2.97m)

Double glazed window, feature beam ceiling and radiator.

BATHROOM

Double glazed frosted window, radiator, 3 piece suite with low level WC, pedestal hand wash basin with taps, panel enclosed bath with mixer taps, shower over, tiled splash, paneled walls, storage cupboard and radiator.

GARDEN

Off road parking, access to rear garden with lawned area, raised decked area with seating, storage shed and outside outhouse/storage.

OTHER INFORMATION

The property has a flying freehold and access to next door.

VIEWINGS

By appointment

