

## GARDEN

Rear mature garden with raised paved seating area, extensive lawned area with plants and paved circular seating area

## VIEWINGS

By appointment

## 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.

**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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>80</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>52</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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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 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

D

## Contact Details

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# ROSS

## Estate Agencies



**Dane Avenue | Barrow-in-Furness | LA14 4JS**

**Asking Price £349,950**

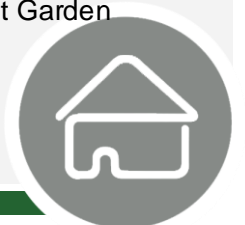
- Semi-Detached Family Home
- Well Presented, Tastefully Decorated Throughout
- Popular Location On Dane Avenue
- Hallway, Spacious Lounge, Recently Fitted Kitchen
- Open Plan Kitchen, Dining, Family Room
- 3 Bedrooms, Bathroom, Separate Cloaks/WC
- Utility Room, GF Cloaks, CH, DG, Off Road Parking
- Garage, Easy Maintenance Front Garden
- Mature Extensive Rear Garden
- Council Tax Band D, Freehold



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in the popular residential area on Dane Avenue in Hawcoat. The property has been maintained and updated by the current vendor to a high standard throughout. The property comprises of entrance hallway leading to a spacious lounge, open plan modern fitted kitchen/dining/family room with patio doors to rear garden and utility room with cloaks/wc. To the first floor the property offers 3 bedrooms and a family bathroom with separate wc. The property benefits from central heating, double glazing (except porch lead windows), easy maintenance front garden with a mature extensive rear garden with raised paved patio seating area, mature lawned garden with several paved areas, plants, shrubs, off road parking and access to the garage. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking, access to garage, easy maintenance front garden and double glazed door to vestibule

### VESTIBULE

Lead side windows and door to entrance hall

### ENTRANCE HALL

Stairs to first floor, wood effect flooring, coved ceiling, radiator and doors to lounge and open plan kitchen/sitting room

### LOUNGE

**13' 2" x 12' 6" (4.02m x 3.83m)**

Double glazed window, feature wall inset log effect fire, coved ceiling and radiator

### SITTING ROOM

**14' 2" x 12' 3" (4.32m x 3.75m)**

Double glazed patio doors, feature fireplace, wood effect flooring, coved ceiling and open to kitchen/diner

### KITCHEN

**10' 7" x 11' 10" (3.25m x 3.63m)**

Double glazed window, recently fitted wall and base storage units with worktops to compliment, inset black 1 and a half bowl sink unit with mixer taps, inset oven, 4 ring hob with extractor over, wine cooler, breakfast bar, paneled splash, under stairs storage and door to garage

### UTILITY ROOM

**8' 2" x 8' 0" (2.50m x 2.46m)**

Double glazed door, double glazed window, tiled flooring, part paneled walls, door to garage and door to cloaks/wc

### CLOAKS/WC

Double glazed frosted window, low level wc, hand wash basin, tiled flooring and paneled walls

### LANDING

Double glazed window, coved ceiling, over stairs storage, access to loft and doors to bedrooms and bathroom

### BEDROOM 1

**13' 2" x 12' 6" (4.03m x 3.83m)**

Double glazed window, coved ceiling and radiator

### BEDROOM 2

**14' 0" x 11' 7" (4.29m x 3.54m)**

Double glazed window, coved ceiling and radiator

### BEDROOM 3

**7' 7" x 9' 5" (2.33m x 2.88m)**

Double glazed window, coved ceiling and radiator

### BATHROOM

Double glazed frosted window, hand wash basin with mixer taps, vanity unit, panel enclosed bath with shower over, tiled splash and part paneled walls

### SEPARATE WC

Double glazed frosted window, low level wc and part tiled walls

### GARAGE

**15' 8" x 8' 2" (4.78m x 2.50m)**

Double glazed double doors to front, double glazed window, (boiler) and storage area

