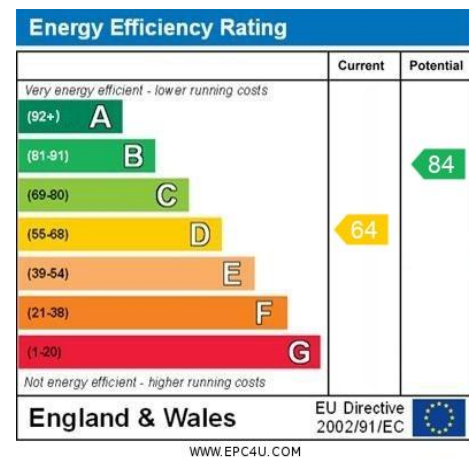




### General

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**  
B

### Contact Details

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

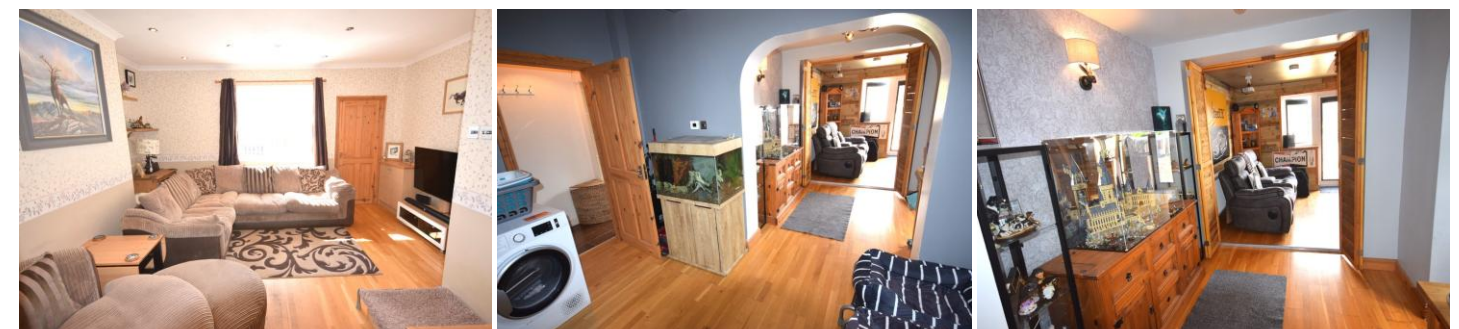
[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



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.



**Anzac Avenue | Barrow-in-Furness | LA14 3LD**

**Asking Price £190,000**

- Extended Family Home
- Popular Residential Area On Walney
- Porch, Spacious Lounge
- Open Plan Sitting/Dining/Kitchen
- Extended Family Room
- 3 Bedrooms, Ground Floor Bathroom
- CH, DG, Off Road Parking
- Rear Enclosed Garden
- Viewing Highly Recommended
- Council Tax Band B, Freehold





## Property Description

We are delighted to bring to the market this extended family home in a popular residential area on Walney, close to local schools, amenities, transport links and local beaches. The property boasts excellent living accommodation comprising of entrance porch, spacious lounge, open plan sitting room, dining area, modern fitted black kitchen with appliances, bi folding doors to the extended family room and ground floor bathroom. To the first floor the property offers landing with spindle balustrade and 3 bedrooms. The property benefits from central heating, double glazing, rear enclosed garden with easy maintenance paved area, storage/shed and off road parking to the front for 2 vehicles. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking for several cars, access to garage and double glazed door

### PORCH

Double glazed windows, double glazed door, tiled flooring and door to lounge

### LOUNGE

**13' 9" x 14' 6" (4.21m x 4.42m)**

Double glazed window, built in storage cupboard, oak effect flooring, spotlight ceiling, radiator, door to first floor stairs and door to sitting room

### SITTING ROOM

**8' 8" x 12' 1" (2.65m x 3.69m)**

Oak effect flooring, open archway to kitchen/diner, radiator and door to dining room

### DINING ROOM

**8' 2" x 6' 9" (2.49m x 2.07m)**

Oak effect flooring, open archway to kitchen and bi fold door to extended family room

### KITCHEN

Recently fitted modern black wall and base storage units with bronze coloured worktops to compliment, inset black 1 and a half bowl sink unit with mixer taps, integrated 4 ring hob, oven, microwave, extractor over, plumbing for washer, spotlight ceiling with double glazed velux window, laminate flooring and door to garage

### EXTENDED FAMILY ROOM

**15' 10" x 8' 7" (4.84m x 2.62m)**

Double glazed windows, double glazed velux window, double glazed patio doors to rear garden and oak effect flooring

### GROUND FLOOR BATHROOM

Double glazed frosted window, low level w.c. with handwash basin/vanity unit with mixer taps, mirrored storage unit, panel enclosed bath with double headed shower over, tiled walls, under stairs storage, paneled ceiling and tiled flooring

### LANDING

Spindle staircase/balustrade, double glazed window, dado rail, access to loft and doors to bedrooms

### BEDROOM 1

**8' 8" x 12' 4" (2.65m x 3.76m)**

Double glazed window and radiator

### BEDROOM 2

**8' 10" x 11' 3" (2.70m x 3.44m)**

Double glazed window and radiator

### BEDROOM 3

**8' 5" x 6' 5" (2.59m x 1.96m)**

Double glazed window and radiator

### GARDEN

Rear enclosed garden with paved seating area, rear access gate and storage shed

### VIEWINGS

Key accompanied

