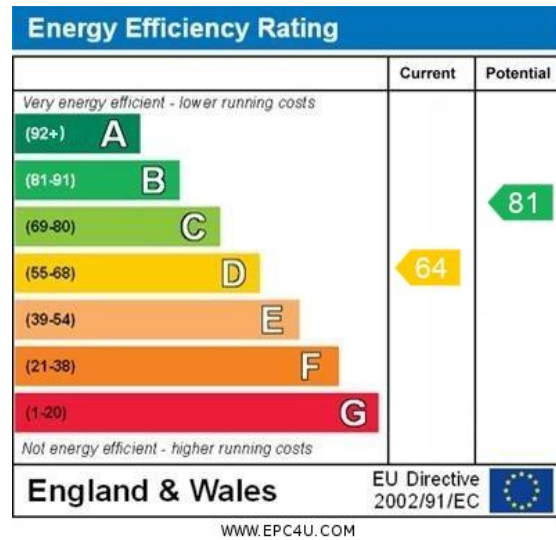


49 laburnum crescent, Barrow

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.



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
B

Contact Details
16 Cavendish Street
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Laburnum Crescent | Barrow-in-Furness | LA14 5DU Asking Price £164,950

- Extended Semi Detached Property
- Well Presented/Tastefully Decorated Throughout
- Open Plan Living Accommodation
- Lounge, Dining Area, Fitted Kitchen
- 2/3 Bedrooms, Shower Room
- CH, DG, Off Road Parking
- Easy Maintenance Front/Side Rear Gardens
- Ready To Move Into
- Viewing Highly Recommended
- Council Tax Band B, Freehold



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this extended semi detached property in the popular residential area of Schneider Road close to local amenities, transport links and schools. The property has been extended on the ground floor giving entrance hallway leading to open plan spacious lounge, dining area and fitted grey kitchen with appliances. To the first floor the property offers spacious bedrooms which have been knocked into one, could easily be put back into another room and fitted shower room. The property benefits from central heating, double glazing, off road parking to a covered car park and easy maintenance front/ rear garden with paved seating areas. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage.

FRONTAGE

Off road parking giving access to carpark with security light and garden, double glazed door to-

ENTRANCE HALL

Stairs to first floor, double glazed frosted window, radiator, laminate flooring, dado rail, coved ceiling, under stairs storage and doors to-

LOUNGE

23' 1" x 8' 10" (7.04m x 2.70m)

Double glazed window, dado rail, picture rail, feature fire surround with fire, open plan to dining area.

DINING ROOM

8' 2" x 8' 8" (2.49m x 2.66m)

Double glazed patio doors, laminate flooring, radiator and open to-

KITCHEN

Double glazed window, double glazed door to side, fitted grey wall and base storage units with sparkle worktops to compliment, inset grey sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, breakfast bar with feature lighting, tiled splash, part paneled walls and laminate flooring.

LANDING

Double glazed frosted window, balustrade, access to loft, dado rail and doors to-

BEDROOM 1

9' 3" x 12' 5" (2.83m x 3.81m)

Double glazed windows, two radiators and L shaped room.

BEDROOM 2

9' 4" x 10' 6" (2.85m x 3.22m)

Double glazed window, radiator, built in mirrored sliding door wardrobes.

BATHROOM

Double glazed frosted window, 3 piece suite, fitted low level WC with vanity unit, hand wash basin with mixer taps, corner shower cubicle with shower, storage cupboard, paneled ceiling with spotlights, part paneled walls and radiator.

GARDEN

Rear enclosed easy maintenance garden area with paved seating areas, plants/shrubs and access to side.

VIEWINGS

Key accompanied

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

