



**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.

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**  
C

**Contact Details**  
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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 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.



**Redshaw Avenue | Barrow-in-Furness | LA13 0SU**

**Asking Price £220,000**

- Semi-Detached Family Home
- Sought After Location
- Hallway, Cloaks/W.C
- Spacious Lounge
- Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- CH, DG, Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band C





## Property Description

We are pleased to bring to the market this semi-detached family home in the popular residential area, close to local amenities, transport links, schools, etc. The property comprises of entrance hallway leading to ground floor cloaks/W.C, spacious L-shaped lounge, kitchen/diner, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking, garage, conservatory, easy maintenance front/rear garden with spirit level rear garden, paved seating area and a raised lawned area. The property is being sold with vacant possession. Viewing is recommended.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/desk.enjoy.radio>

### FRONTAGE

Front easy maintenance garden with plants/shrubs, off road parking giving access to the garage and a double glazed door to

### ENTRANCE HALL

Stairs to first floor and doors to

### LOUNGE

**16' 7" x 13' 9" (5.08m x 4.20m)**

L-shaped lounge, double glazed window, double glazed patio doors to conservatory, feature fire surround with coal effect fire, under stairs storage and a radiator

### CLOAKS/W.C

Double glazed frosted window, low level W.C, hand wash basin with taps, tiled splash and a radiator

### KITCHEN/DINER

Double glazed window, fitted wall and base drawer units with work tops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for washer, tiled splash, tiled flooring and a radiator

### CONSERVATORY

**9' 5" x 9' 6" (2.89m x 2.91m)**

Double glazed windows, double glazed patio doors to rear garden and laminate flooring

### LANDING

Spindle balustrade, access to loft, storage cupboard and doors to

### BEDROOM 1

**12' 7" x 9' 10" (3.85m x 3.01m)**

Double glazed window and a radiator

### BEDROOM 2

**9' 8" x 14' 2" (2.97m x 4.33m)**

Double glazed window and a radiator

### BEDROOM 3

**7' 3" x 6' 10" (2.22m x 2.10m)**

Double glazed window and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, shaped panel enclosed bath with shower over, tiled splash and a radiator

### GARAGE

**8' 1" x 17' 10" (2.48m x 5.44m)**

Up and over door, door to rear garden, double glazed window and power/light

### GARDEN

Split level rear garden with paved seating area, side access gate, access to garage, steps leading to raised lawned fenced area with seating area

### VIEWING

Key accompanied

Draft particular subject to client approval

### 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.

Anti-Money Laundering checks cost - £25.00 Plus VAT \*\* This is non refundable once the AML check has been carried out \*\*

