

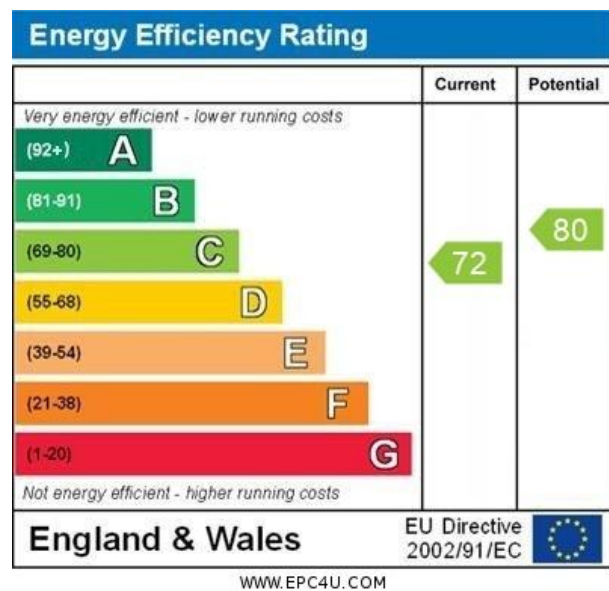
GARDEN

Rear enclosed garden, side access gate, mature plants/shrubs/trees, raised shale area with plants, paved seating area, large summer house with power/light, decked seating area, raised paved seating area, access to garage

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**



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.

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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ROSS

Estate Agencies



Thurlow Way | Barrow-in-Furness | LA14 5XP

Asking Price £265,000

- Extended Semi Detached Family Home
- Sought After Location
- Well Presented And Tastefully Decorated
- Hall, Spacious Lounge
- Fitted Kitchen/Diner
- Gardens To Front/Rear With Summer House
- 4 Bedrooms, Master Having Ensuite
- Family Bathroom, Conservatory
- Off Road Parking, Garage
- Council Tax Band C



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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are delighted to bring to the market this extended family home in a cul de sac location close to popular school, transport links etc. The property has been updated and modernised by the current vendor and is tastefully decorated throughout. The property comprises of entrance hallway leading to spacious lounge, fitted kitchen/diner, to the first floor the property has 3 bedrooms and a family bathroom, the second floor has a master bedroom with pleasant views and ensuite. The property benefits from central heating, double glazing, off road parking giving access to the garage, conservatory, easy maintainance front garden with a mature rear garden with seating areas, mature plants/shrubs, summer house with electrics and a decked area. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone, Drainage

LOCATION

<https://what3words.com/year.drill.warm>

FRONTAGE

Off road parking giving access to easy maintainance front/rear garden with lawn area, plants/shrubs, seating area

VESTIBULE

Double glazed door

ENTRANCE HALL

Radiator, stairs to 1st floor, door to

LOUNGE

15' 11" x 11' 2" (4.87m x 3.41m)

Radiator, double glazed window, feature fireplace with pebble fire effect, dado rail, coved ceiling with ceiling rose, door to

KITCHEN/DINER

15' 10" x 10' 4" (4.84m x 3.16m)

Double glazed window, double glazed patio doors, double glazed doors to conservatory, fitted wall base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, fridge/freezer, dishwasher, plumbing for a washer, display units, wine rack, part panelled walls, under stairs storage, feature flooring

CONSERVATORY

8' 1" x 9' 2" (2.48m x 2.80m)

Double glazed window, laminate flooring, double glazed patio doors into kitchen/diner

LANDING

Spindle balustrade, storage cupboard, stairs to 2nd floor, doors to

BEDROOM 2

13' 3" x 8' 4" (4.06m x 2.55m)

Double glazed window, laminate flooring

BEDROOM 3

9' 4" x 8' 2" (2.87m x 2.51m)

Radiator, double glazed window, laminate flooring, built in sliding door wardrobe

BEDROOM 4

Double glazed window, laminate flooring, built in sliding part mirrored door wardrobe

BATHROOM

8' 7" x 7' 1" (2.64m x 2.18m)

Radiator, double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps/shower head, feature panelled walls, feature tiled flooring

Spindle balustrade to 2nd floor

BEDROOM 1

10' 1" x 16' 1" (3.08m x 4.92m)

Double glazed window, double glazed velux windows, storage in eaves, spotlight ceiling

ENSUITE

Double glazed frosted window, 3 piece suite low level W.C, hand wash basin with mixer taps/vanity unit, walk in corner shower cubicle with shower, tiled walls, laminate flooring, spotlight ceiling

GARAGE

Up/over door, power/light

