



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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
England & Wales	EU Directive 2002/91/EC
WWW.EPC4U.COM	

Tenure

Freehold

Council Tax Band

D

Contact Details

%office_fullAddressBR%

www.rossstateagencies.com

%office_emailAddress_rs%

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 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.



ROSS Estate Agencies

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

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings



Dane Avenue | Barrow-in-Furness | LA14 4JY

Asking Price £325,000

Extended Semi Detached Family Home
Sought After Location On Dane Avenue
Hallway, Lounge, Kitchen
Open Dining Room, 2nd Reception Room
3 Bedrooms, Shower Room

CH, DG, Off Road Parking, Garage
Extensive Rear Mature Garden
Viewing Highly Recommended
Vacant Possession
Council Tax Band D, Freehold





Property Description

Here at Ross Estate Agencies we are delighted to bring to the market this extended semi detached family home in a popular residential area on Dane Avenue in Barrow. The property offers excellent family living accommodation comprising of vestibule, entrance hallway giving access to a spacious lounge, kitchen, dining room open to a 2nd reception area with double glazed sliding doors to the rear garden. To the 1st floor the property offers 3 bedrooms and a shower room. The property benefits from central heating, double glazing, off road parking for several cars, access to the garage, easy maintenance front garden with an extensive rear mature garden with lawned areas, plants, shrubs and paved seating areas. Viewing is highly recommended to appreciate the size on offer and it's being sold with vacant possession.

SERVICES

Gas, Water, Telephone, Electric and Drainage

FRONTAGE

Off road parking for several cars leading to the garage, easy maintenance front garden area with plants and shrubs

VESTIBULE

Double glazed door with coloured side panels and double glazed door to entrance hall

ENTRANCE

Stairs to 1st floor, radiator, coved ceiling, storage cupboard and doors to -

LOUNGE

16' 2" x 11' 3" (4.94m x 3.44m) Double glazed window, coved ceiling and wall mounted fire.

DINING

10' 4" x 11' 2" (3.17m x 3.41m) Coved ceiling, radiator, open archway to extended 2nd reception room

EXTENDED

9' 4" x 12' 0" (2.86m x 3.67m) Double glazed window, double glazed sliding doors to rear garden, coved ceiling and 2 radiators.

KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, tiled splash, plumbing for washer, storage cupboard and door to garage.

LANDING

Double glazed frosted window, balustrade, access to loft, coved ceiling and doors to bedrooms and bathroom

BEDROOM

16' 1" x 11' 2" (4.92m x 3.41m) Double glazed window, fitted full length walnut effect wardrobes with hanging/shelving, coved ceiling and radiator

BEDROOM

10' 5" x 11' 0" (3.20m x 3.36m) Double glazed window, coved ceiling and radiator.

BEDROOM

6' 8" x 8' 10" (2.05m x 2.70m) Double glazed window, coved ceiling and radiator.

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, hand wash basin with mixer taps, fitted vanity unit, walk in shower area with double headed shower, storage cupboard, tiled flooring and paneled walls.

GARAGE

24' 11" x 7' 10" (7.60m x 2.40m) Electric up and over door, frosted windows, door to garden, workshop area with storage/shelving

GARDEN

Extensive rear mature garden with plants, borders, shrubs, lawned areas, paved seating area and storage sheds.

VIEWINGS

Key accompanied
Draft particulars subject to clients approval.

