



**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		86
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

#### Tenure

Freehold

#### Council Tax Band

B

#### 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.



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Residential Sales Residential Lettings Commercial Sales & Lettings



**Teasdale Road | Barrow-in-Furness | LA14 3SF**

**Asking Price £195,000**

- Semi Detached Family Home
- Popular Location On Walney Island
- Hallway, Spacious Lounge
- Dining Room, Fitted Kitchen
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Off Road Parking For Several Cars
- Easy Maintenance Front/ Rear Gardens
- Lawned/ Decked Area
- Council Tax Band B, Freehold





## Property Description

We are pleased to bring to the market this semi detached family home in a popular residential area in North Scale on Walney, close to local transport links, schools, BAE and nature reserve. The property comprises of entrance hallway leading to lounge with double doors, open to dining room, fitted kitchen, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking for several cars, easy maintenance, front/ rear gardens with lawned areas and raised decked area with seating. Viewing recommended to appreciate the size on offer.

### SERVICES

Gas, Water, Telephone, Electric and Drainage.

### FRONTAGE

Off road parking giving access to rear easy maintenance front garden.

### VESTIBULE

Double glazed door to-

### ENTRANCE HALL

Double glazed frosted side panel, stairs to 1st floor and double doors to-

### LOUNGE

**12' 8" x 13' 3" (3.88m x 4.05m)**

Double glazed bay window, feature fire surround with coal effect fire, under stairs storage and open to-

### DINING ROOM

**8' 1" x 10' 3" (2.48m x 3.13m)**

Double glazed window, radiator and door to kitchen.

### KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, inset white sink unit with mixer taps, integrated oven, 4 ring hob unit with extractor over, plate rack, plumbing for washer, laminate flooring and paneled ceiling.

### LANDING

Double glazed window, spindle balustrade, access to loft and doors to-

### BEDROOM 1

**12' 7" x 8' 10" (3.84m x 2.70m)**

Double glazed window and radiator.

### BEDROOM 2

**9' 2" x 9' 4" (2.80m x 2.87m)**

Double glazed window, radiator, built in wardrobe with mirrored sliding doors.

### BEDROOM 3

**7' 1" x 9' 4" (2.17m x 2.86m)**

Double glazed window, radiator and over stairs storage.

## VIEWINGS

Key Accompanied

### BATHROOM

Double glazed frosted window, radiator, white 3-piece suite with low level WC, hand wash basin with mixer taps/ vanity unit shaped panel enclosed bath with wall mounted taps, spa style shower with jets, tiled wall splash and paneled ceiling with spotlights.

### GARDEN

Rear enclosed garden with paved seating area, raised decked area, lawned area with plants/ shrubs/ trees, storage shed and access gate.

