



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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales	EU Directive 2002/91/EC

WWW.EPC4U.COM

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.

Tenure

Freehold

Council Tax Band

B

Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings



Combe View | Barrow-in-Furness | LA14 3TA

Asking Price £184,950

- Semi Detached Bungalow
- North Scale, Walney
- Well Presented Throughout
- Front And Rear Porches, Lounge, Kitchen
- 2 Double Bedrooms
- Modern Fitted Shower Room
- Central Heating, Double Glazing
- Off Road Parking And Garage
- Front And Rear Garden
- Council Tax Band B, Freehold





Property Description

We are pleased to bring to the market this well presented semi detached true bungalow in the popular location in North Scale on Walney Island close to local transport links, beaches and a nature reserve. The property comprises of an entrance porch, leading lounge, kitchen, inner hallway leading to 2 double bedrooms and a modern fitted shower room. The property benefits from central heating, double glazing, rear porch, off road parking giving access to the garage, easy maintenance front and rear garden. Viewing is recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Telephone, Electric, Drainage

FRONTAGE

Off road parking for several cars, access to garage, easy access front garden and a double glazed door to -

PORCH

Double glazed window and laminate flooring with a door to -

LOUNGE

14' 9" x 11' 1" (4.50m x 3.39m)

Double glazed window, a radiator, feature fire surround with coal effect gas fire and a doors to -

KITCHEN

Double glazed windows, double glazed door to rear porch, fitted wall and base storage unit with worktops to compliment, cooker point, stainless steel sink with mixer taps, plumb for washer, tiled splash and glass display units.

INNER HALL

Access to loft, doors to -

BEDROOM 1

10' 1" x 10' 9" (3.08m x 3.30m)

Double glazed window, fitted double door wardrobes with built in storage and a radiator.

BEDROOM 2

10' 9" x 7' 0" (3.29m x 2.15m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, a radiator, modern fitted white suite with coloured vanity/ storage units, low level WC, hand wash basin with mixer taps, walk in shower cubicle with double headed shower, paneled walls, paneled ceiling with spotlight and laminate flooring.

REAR PORCH

Double glazed windows, double glazed door.

GARAGE

Up and over door, window

GARDEN

Rear enclosed easy maintenance garden with shale seating area, plenty of boarders, shrubs, hot and cold water taps and gate to driveway

VIEWING

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.

