

CLOAKS/WC

Double glazed frosted window, low level w.c, feature coloured part tiled wall, spotlight ceiling, tiled flooring and underfloor heating

LOFT

Part boarded loft with light

GARDEN

Enclosed rear garden area with paved seating areas with plants/shrubs, raised seating area, decked seating area with pergola, water tap, side access gate and access to outhouse/store

OUTHOUSE

11' 0" x 9' 0" (3.36m x 2.75m)

Double glazed door, double glazed frosted window, power/light and plumbing for washer

VIEWINGS

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.

Anti-Money Laundering checks cost - £25.00 + 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



Victoria Road | Barrow-in-Furness | LA14 5JS

Asking Price £285,000

- Stunning Semi Detached Family Home
- Lovely Features Throughout
- Vestibule, Hallway
- Bay Windowed Lounge, Dining Room
- Fitted Coloured Kitchen/Diner
- 4 Bedrooms
- Bathroom With Separate Cloaks/WC
- CH, DG With Some Secondary Glazing
- Rear Garden, Outhouse
- Council Tax Band C





Property Description

We are delighted to bring to the market this stunning fore courted semi detached family home situated in the popular residential area close to local amenities, transport links, schools and Barrow Park. The property boasts some lovely features throughout including feature coloured glass windows, tiled flooring and fireplaces. The property comprises of vestibule with feature tiled flooring and stunning coloured glass door, leading to the hall area with a spindle staircase, doors leading to the bay windowed lounge with feature fireplace, dining room with feature fireplace, coloured fitted kitchen/diner with fitted appliances and walk in pantry. To the first floor the property offers 4 bedrooms and a bathroom with separate cloaks/w.c. The property benefits from central heating, double glazing and also some secondary glazing over the coloured glass window, rear enclosed garden area with paved seating areas, raised decked area with pergola, outhouse/store and side access to front. Viewing is highly recommended to appreciate the size and standard on offer.

LOCATION

what3words - fingernails.they.doll

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate to fore courted area with paved area, side access gate to rear and double glazed door to vestibule

VESTIBULE

Feature tiled flooring, dado rail, coved ceiling, feature coloured glass door to entrance hall

ENTRANCE HALL

Feature coloured glass window with secondary glazing, spindle staircase to first floor, feature tiled flooring, under stairs storage, dado rail, coved ceiling, radiator and doors to –

LOUNGE

15' 3" x 12' 4" (4.67m x 3.78m)

Double glazed bay tilt and turn window, feature fireplace with coloured tiles, open fire, picture rail, coved ceiling and wood effect flooring

DINING ROOM

13' 2" x 12' 3" (4.03m x 3.75m)

Double glazed window with door to rear, wood effect flooring, feature fire surround with gas coal effect fire, picture rail and coved ceiling

KITCHEN/DINER

17' 8" x 10' 3" (5.39m x 3.13m)

Double glazed windows, fitted coloured wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, Smeg Free Range cooker with 5 ring hob, double oven, extractor over, integrated dishwasher, breakfast bar, tiled splash, walk in pantry, spotlight ceiling, plate rack and laminate flooring

LANDING

Spindle balustrade, dado rail, feature coloured glass window with secondary glazing, access to loft and doors to all rooms

BEDROOM 1

Double glazed bay tilt and turn window, wood effect flooring, built in double door wardrobes, picture rail, coved ceiling and radiator

BEDROOM 2

13' 6" x 12' 11" (4.13m x 3.94m)

Double glazed window, wood effect flooring, picture rail and radiator

BEDROOM 3

13' 9" x 10' 3" (4.20m x 3.13m)

Double glazed window, wood effect flooring and picture rail

BEDROOM 4

10' 5" x 7' 10" (3.18m x 2.40m)

Double glazed tilt and turn window, picture rail and radiator

BATHROOM

Double glazed frosted window, pedestal hand wash basin with mixer taps, bath tub with central mixer taps/shower head, over head shower, feature coloured tiled walls, tiled flooring, underfloor heating and spotlight ceiling

