



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.



Tenure
Freehold

Council Tax Band
B

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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.



Anzac Avenue | Barrow-in-Furness | LA14 3LD

Asking Price £220,000

- Extended Family Home
- Sought After Location On Walney
- Excellent Living Accommodation
- Hallway, Lounge
- Open Fitted Kitchen, Dining/Family Room
- 4 Bedrooms, Family Bathroom
- CH, DG, Cloaks/W.C
- Off Road Parking
- Easy Maintenance Front/Rear Garden
- Council Tax Band B





Property Description

We are pleased to bring to the market this extended family home in the popular location on Walney Island, close to local amenities, transport links, schools, local beaches and local employer BAE. The property offers excellent family living accommodation comprising of entrance hallway giving access to spacious lounge, open plan fitted kitchen, dining area, family room and ground floor cloaks/W.C. To the first the property has 4 bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking with easy maintenance front/rear gardens with paved seating area, raised patio area and outhouse/store. Viewing is highly recommended to appreciate size and standard on offer. It is also being sold with vacant possession/no chain.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/output.trucks.tables>

FRONTAGE

Off road parking and a double glazed door to

ENTRANCE HALL

Laminate flooring, part paneled walls and doors to

LOUNGE

10' 8" x 14' 9" (3.27m x 4.50m)

Double glazed window, feature fire surround with tiled hearth, storage cupboard with double glazed window and a radiator

FAMILY ROOM/DINER

12' 2" x 14' 2" (3.72m x 4.32m)

Double glazed patio doors to rear, tiled flooring, a radiator and doors to

KITCHEN/DINER/FAMILY ROOM

5' 7" x 15' 3" (1.71m x 4.65m)

Double glazed window, fitted white wall and base drawer units with work tops to compliment, inset white one and a half bowl sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, integrated washer, tiled splash and open to

CLOAKS/W.C

Double glazed frosted window, low level W.C, floating hand wash basin with mixer taps

LANDING

Spindle balustrade, access to loft and doors to

BEDROOM 1

11' 1" x 8' 6" (3.38m x 2.61m)

Double glazed window, a radiator and a door to bedroom 4

BEDROOM 2

9' 6" x 8' 9" (2.92m x 2.67m)

Double glazed window and a radiator

BEDROOM 3

17' 10" x 5' 9" (5.44m x 1.76m)

Double glazed window and a radiator

BEDROOM 4

7' 3" x 6' 7" (2.22m x 2.02m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash and a radiator

GARDEN

Rear enclosed garden with raised artificial grass/seating area, paved seating area and outhouse/storage

VIEWING

Key accompanied

Draft particular subject to client approval

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**

