

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 - £30.00 Inc VAT

This is non refundable once the AML check has been carried out

Lucy Boardman (Formerly Lloyds Bank) -

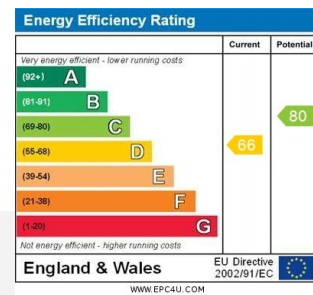
Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage 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.

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

B

Contact Details

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ROSS

Estate Agencies



Weymouth Street | Barrow-in-Furness | LA14 3JF

Asking Price £245,000

- Extended Semi Detached Family Home
- Completely Renovated By Current Vendor
- Entrance Porch, Hallway
- Bay Windowed Lounge, Dining Room
- Extended Fitted Kitchen
- 3 Bedrooms, Family Bathroom
- CH, DG, Off Road Parking, Conservatory
- Gardens To Front/Rear
- Viewing Highly Recommended
- Council Tax Band B



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

This stunning extended semi-detached family home has been completely renovated and tastefully decorated throughout by the current vendors. The property boasts excellent family living accommodation comprising of entrance porch leading to the hallway with a feature spindle staircase, bay windowed lounge with multi fuel wood burner style fire, dining room with double doors to the double glazed conservatory, extended coloured fitted kitchen units with integrated appliances, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing and easy maintenance front garden with off road parking. To the rear there is an enclosed mature garden with decked seating area, lawned area with plants and shrubs, paved seating area and large storage shed with electrics. Viewings are highly recommended to appreciate the standard that the current vendors have achieved to this lovely property.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Paved frontage with off road parking, front easy maintenance garden with lawned area, access gate, plants and shrubs

VESTIBULE

Double glazed door, double glazed windows, tiled flooring, radiator and double glazed door to entrance hall

ENTRANCE HALL

Double glazed frosted window, stairs to first floor with feature spindle staircase, tiled flooring, radiator and doors to –

LOUNGE

12' 7" x 11' 11" (3.86m x 3.64m)

Double glazed bay window, feature fireplace with multi fuel wood burner style fire, laminate flooring and open to dining room

DINING ROOM

10' 9" x 12' 4" (3.29m x 3.76m)

Double glazed patio doors with double glazed side panels to conservatory and laminate flooring

CONSERVATORY

6' 7" x 9' 10" (2.03m x 3.00m)

Double glazed windows, double glazed door to rear, laminate flooring and paneled ceiling

EXTENDED KITCHEN

12' 11" x 10' 5" (3.94m x 3.20m)

Double glazed window, double glazed velux window, fitted coloured wall and base storage units with worktops to compliment, inset 1 and a half bowl sink unit with mixer taps, integrated double oven, 5 ring hob with extractor over, fridge, freezer, plumbing for washer, under stairs storage, tiled flooring and radiator

LANDING

Double glazed frosted window, feature spindle balustrade, access to loft with pull down ladder and doors to all rooms

BEDROOM 1

12' 4" x 11' 1" (3.77m x 3.40m)

Double glazed bay window, laminate flooring and radiator

BEDROOM 2

9' 10" x 10' 9" (3.02m x 3.30m)

Double glazed window, laminate flooring and radiator

BEDROOM 3

6' 9" x 7' 2" (2.08m x 2.19m)

Double glazed window and laminate flooring

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, feature hand wash basin with mixer taps, double ended bath tub with central mixer taps/shower head, tiled splash, tiled flooring and radiator

GARDEN

Rear enclosed garden with lawned area, decked seating area, paved patio area with plants, borders and shrubs, large storage shed with power, water tap and side access gate

VIEWINGS

Key accompanied

