



### General

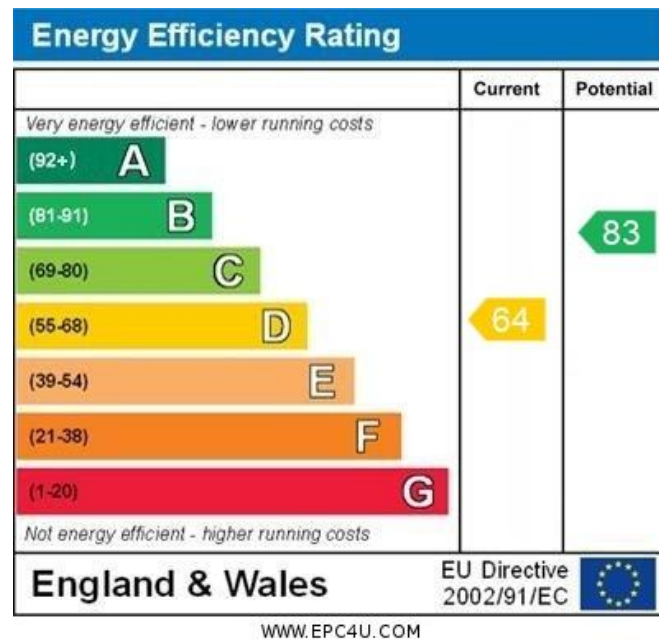
Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

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### 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



### Tenure

Freehold

### Council Tax Band

C

### 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



### Harrel Lane | Barrow-in-Furness | LA13 9LJ

Asking Price £219,950

- Semi-Detached Family Home
- Sought After Location On Harrel Lane
- In Need Of Modernising/Updating
- Hallway, Bay Window Lounge
- Dining Room, Kitchen
- 3 Bedrooms, Bathroom
- Extensive Gardens To Front/Rear
- Central Heating, Double Glazing
- Off Road Parking
- Council Tax Band C







## Property Description

We are pleased to bring to the market this semi-detached family home in the popular residential area on Harrel Lane, close to popular schools, colleges, amenities and transport links. The property comprises of entrance hallway giving access to a bay window lounge, dining room and a fitted kitchen. To the first floor, the property has 3 bedrooms and a bathroom. The property benefits from central heating, double glazing, raised front garden, double gates giving off road parking, side covered area leading to the rear extensive garden with lawned area, mature plants/shrubs/trees, greenhouse, summer house and a large workshop/shed. Viewing is recommended to appreciate size on offer. It is also being sold with vacant possession, updating is required.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/curvy.trader.papers>

### FRONTAGE

Double gates leading to off road parking, raised front garden with lawned area, plants/shrubs/rockery, access to side covered area, double glazed door with frosted side panels to

### ENTRANCE HALL

Stairs to first floor, coved ceiling, under stairs storage, a radiator and doors to

### LOUNGE

**14' 0" x 11' 3" (4.28m x 3.43m)**

Double glazed bay window, open feature fire place, picture rail, coved ceiling and a radiator

### DINING ROOM

**18' 9" x 10' 11" (5.72m x 3.34m)**

Extended dining room with large double glazed window, feature fire surround with coal effect fire, picture rail, coved ceiling and a radiator

### KITCHEN

Double glazed window, double glazed door, fitted white wall and base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumb for washer, tiled splash, under stairs storage with double glazed frosted window and shelving

### LANDING

Double glazed window, access to loft and doors to

### BEDROOM 1

**11' 3" x 12' 0" (3.45m x 3.67m)**

Double glazed window, picture rail, ornate open fire and a radiator

### BEDROOM 2

**11' 11" x 9' 1" (3.64m x 2.78m)**

Double glazed window, feature ornate open fire place, 2x2 double door wardrobes, picture rail and a radiator

### BEDROOM 3

**6' 1" x 7' 6" (1.87m x 2.31m)**

Double glazed window, picture rail, over stairs storage cupboard 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 built in storage cupboards and a radiator

### REAR GARDEN

Extensive rear mature gardens with plants/shrubs/trees, lawned areas, paved seating area, access to greenhouse/summer house, larger workshop/shed with power/light, outhouse/store room/outside cloaks/W.C, water tap

### SIDE GARDEN

Coved/paved area, open to rear garden

### VIEWING

Key accompanied

Draft particular subject to client approval

