

## AGENT NOTE

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Anti-Money Laundering checks cost - £25.00 Plus VAT \*\*This is non refundable once the AML check has been carried out\*\*

## 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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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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Mon – Fri 9am – 5pm  
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# ROSS

## Estate Agencies



Ennerdale Drive | Barrow-in-Furness | LA14 4PN

Asking Price £260,000

- Semi-Detached Extended Property
- Popular Location In Hawcoat
- Hallway, Lounge/Diner
- Fitted Kitchen- Extended Dining Room
- 3 Bedrooms
- Shower Room
- CH,DG, Off Road Parking, Garage
- Gardens To Front/Rear
- Viewing Highly Recommended
- Council Tax Band C







Property Description

We are delighted to bring to the market this well presented and tastefully decorated Semi-Detached family home in the popular location of Hawcoat, close to local amenities, transport links etc. The property comprises of entrance hall giving access to a open plan lounge/dining area, fitted kitchen, extended dining room, 3 bedrooms and a shower room. The property benefits from central heating and double-glazing, off road parking for several cars, garage, easy maintanance front garden with mature plants/shrubs, rear enclosed mature garden with paved seating area, plants/shrubs. The property would suit a variety of buyers as it is ready to move into and in a popular location. Viewing is highly recommended to appreciate size ad standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/unit.good.limes>

FRONTAGE

Off road parking giving access to the garage, front garden, lawn area, plants/shrubs

VESTIBULE

Double glazed door with frosted window

ENTRANCE HALL

Radiator, stairs to 1st floor with spindles balustrade, under stairs storage, doors to

LOUNGE

10' 5" x 12' 11" (3.18m x 3.94m)

Double glazed bay window, feature fireplace with coal effect fire, coved ceilings open to sitting area

KITCHEN

10' 6" x 8' 3" (3.22m x 2.52m)

Radiator, double glazed window, fitted wall base draw units with worktops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, cooker point, plumbing for a washer, glass display units, tiled splash, open to extended dinning room

DINNING ROOM

9' 7" x 7' 11" (2.94m x 2.43m)

Radiator, double glazed window, double glazed door to rear, coved ceiling

LOUNGE/DINER

10' 5" x 8' 11" (3.19m x 2.73m)

Radiator, double glazed patio doors to rear garden, coved ceiling

LANDING

Radiator, double glazed frosted window, access to loft, doors to

BEDROOM 1

10' 9" x 13' 3" (3.28m x 4.05m)

Radiator, double glazed window with pleasant views

BEDROOM 2

10' 2" x 8' 9" (3.10m x 2.69m)

Radiator, double glazed window, built in storage cupboard

BEDROOM 3

6' 8" x 9' 4" (2.05m x 2.87m)

Radiator, double glazed window, over stairs storage cupboard

SHOWER ROOM

Radiator, double glazed frosted windows, fitted white low level W.C, hand wash basin with mixer taps, vanity unit, wall mounted shower with wet room style flooring, panelled walls, panelled ceiling

GARAGE

8' 4" x 18' 10" (2.56m x 5.76m)

Up/over door, power/light, double glazed frosted window, double glazed door to rear garden, work bench

GARDEN

Enclosed rear garden with paved seating area, raised lawn garden with mature plants/shrubs, tree, storage shed, access to garage

