

## MASTER ENSUITE

10' 5" x 9' 1" (3.18m x 2.77m)

Double glazed velux windows, fitted 5 piece suite with low level w.c, double hand wash basins with full side storage/vanity units with mirrors and over head spotlights, walk in shower cubicle with double headed shower, tiled splash area, under floor heating with tiled flooring, heated towel rail and spotlight ceiling

## BEDROOM 2

14' 9" x 14' 7" (4.50m x 4.47m)

Double glazed window, built in wardrobes, bedside cabinets and radiator

## BEDROOM 3

12' 9" x 13' 5" (3.89m x 4.09m)

Double glazed window, built in wardrobes with bedside cabinets, drawers, tv point and radiator

## BEDROOM 4

10' 6" x 9' 1" (3.21m x 2.78m)

Double glazed velux windows, radiator and access to loft

## BATHROOM

Double glazed velux windows, 5 piece suite with low level w.c, double hand wash basin with mixer taps, vanity units/storage cupboards, panel enclosed bath with mixer taps, walk in shower cubicle with double headed shower, tiled splash, spotlight ceiling and tiled flooring

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.

## GARAGE

21' 3" x 12' 1" (6.50m x 3.70m)

Double glazed windows, electric up and over door, power and light and radiator

## REAR GARDEN

Mature rear garden with raised decked area, lawned area with plants, shrubs and trees, side access to both sides, paved seating areas, veg plot, greenhouse, summer house with power and light, water tap, outside electrics/lighting and shed

Boundary is just behind wall with mature trees, plants and shrubs and raised planting areas

## VIEWINGS

Key accompanied

### Tenure

Freehold

### Council Tax Band

E

### Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



# ROSS

## Estate Agencies



Rampside Road | Barrow-in-Furness | LA13 0HN

Asking Price £549,950

- Unique Detached Family Home
- Sought After Location (Rampside)
- Designed/Built By Current Owner
- Open Plan Living/Dining/Kitchen
- Lounge, Study, Ground Floor Cloaks
- 4 Double Bedrooms, Master Having Ensuite
- 4 Piece Suite Family Bathroom
- Off Road Parking, Garage
- Mature Gardens To Front/Rear
- Council Tax Band E, Freehold



ROSS Estate Agencies

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## Property Description

We are delighted to bring to the market this unique detached family home on the outskirts of Barrow, close to local amenities, transport links, popular primary school and on route to the Coast Road/Rampside. The property offers excellent open plan living with flexible living accommodation. The property has been built and designed by the current owners which have exceptional high standards and offers excellent family living accommodation throughout. The property comprises of a stunning entrance hall area with open plan access to dining area and kitchen with all the ground floor having under floor heating, dining room with access to a modern white fitted kitchen with fitted appliances, breakfast bar, walk in pantry/storage, utility room, spacious lounge with patio doors, study/office and ground floor cloaks/w.c. To the first floor, there is a stunning landing with plenty of storage which currently houses the control boards for the solar panels, 4 double bedrooms with master having a walk in wardrobe style dressing area, Juliet balcony and a stunning 4 piece suite ensuite, family bathroom with a 4 piece suite with fitted units/mirrors. The property benefits from central heating, double glazing, solar panels, stunning mature gardens with established plants and trees with electric gates giving access to off road parking, garage with electric door, rear established garden with summer house, greenhouse and seating areas. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Double gates leading to off road parking, mature garden with plants, shrubs and trees

### HALL AREA

Double glazed double door, spindle staircase to first floor, underfloor heating with oak style flooring, double glazed door to front, under stairs storage and doors to –

### DINING ROOM

**11' 10" x 19' 5" (3.62m x 5.94m)**

Double glazed feature windows, double glazed door, oak flooring, under floor heating, open to hall area, doors to –

### KITCHEN

**15' 7" x 17' 10" (4.77m x 5.46m)**

Double glazed window, fitted high shine wall and base storage units with black worktops to compliment, inset 1 and a half bowl with mixer taps, integrated double oven, microwave, 5 ring hob with oven, extractor over, integrated dishwasher, spotlight ceiling, oak flooring, under floor heating, walk in pantry and open to dining room

### UTILITY ROOM

**4' 6" x 6' 8" (1.38m x 2.04m)**

Plumbing for washer, wall units, and tiled flooring

### LOUNGE

**14' 7" x 17' 5" (4.47m x 5.32m)**

Double glazed windows, double glazed patio doors, feature remote control log effect fire, under floor heating, radiator and tv point

### STUDY

**10' 3" x 12' 2" (3.14m x 3.72m)**

Double glazed window and under floor heating

### GROUND FLOOR CLOAKS/WC

Double glazed frosted window, low level w.c, feature hand wash basin with mixer taps, vanity storage units with glass shelving, tiled splash and under floor heating with tiled flooring

### LANDING

Double glazed velux windows, double door storage cupboard, controls for solar panels, extra storage cupboard, oak doors to bedrooms and bathroom

### BEDROOM 1

**17' 2" x 17' 5" (5.24m x 5.32m)**

Double glazed windows with double glazed door to Juliet style balcony, spotlight ceiling, walk in wardrobe area, radiator and door to ensuite

### WALK IN WARDROBE AREA

**10' 5" x 7' 3" (3.18m x 2.22m)**

Double glazed velux windows, fitted wardrobes with drawers and vanity units

