



### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.

### Tenure

Freehold

### Council Tax Band

A

### Contact Details

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



### Stackwood Avenue | Barrow-in-Furness | LA13 9HG Asking Price £169,950

- Well Presented Family Home
- Double Extension, Sitting Room, Family Room
- Tastefully Decorated Throughout
- Kitchen/Diner, 3 Double Bedrooms
- Family Bathroom
- Gas Central Heating, Double Glazing
- Gardens to Front And Rear
- Ready To Walk In Condition
- Viewing Recommended To
- Council Tax Band A





## Property Description

We are delighted to bring to the market this well presented family home on Newbarns, close to local amenities, transport links and popular schools. The property boast excellent family living accommodation as the property has had a double rear extension which provides extra living accommodation. The property comprises of an entrance hall area, spacious lounge, double doors to sitting room/dining room, modern fitted kitchen/diner, 3 double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing and gardens to the front and rear. Viewing is highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage.

### FRONTAGE

Deep set lawned garden frontage.

### ENTRANCE HALL

Double glazed front door, uPVC double glazed window, 1 radiator, 1 telephone point, laminated wood flooring and under stairs storage cupboard.

### LOUNGE

**17' 1" x 11' 10" (5.21m x 3.61m)**

Coal effect living flame gas fire with marble hearth and feature surround, laminated wood flooring, 1 radiator, 1 TV point, uPVC double glazed window to the front elevation and double doors to the living room.

### FAMILY ROOM

**13' 5" x 9' 6" (4.11m x 2.9m)**

1 radiator, 1 TV point, laminated wood flooring and uPVC double glazed patio doors to the garden.

### DINING ROOM

**12' 2" x 10' 9" (3.73m x 3.3m)**

uPVC double glazed window, 1 radiator, 1 TV point, tiled flooring, uPVC double glazed door to the rear and open arch to the kitchen.

### KITCHEN

**13' 5" x 7' 4" (4.11m x 2.24m)**

Wood effect wall and base storage cupboards, black marble effect working surfaces, tiled surrounds, 4 ring gas hob, electric double oven and grill, extractor hood, plumbed for a washing machine, built in dishwasher, built in fridge freezer, rebated stainless steel sink unit, tiled flooring, concealed gas central heating boiler, 2 double glazed skylights and uPVC double glazed window.

### LANDING

uPVC double glazed window, 2 power points and fold down ladder to boarded loft with light. The landing has built in storage cupboard with water tank.

### BEDROOM 1

**13' 6" x 8' 9" (4.14m x 2.69m)**

uPVC double glazed window, 1 radiator and 1 TV point.

### BEDROOM 2

**17' 1" x 8' 9" (5.23m x 2.69m)**

uPVC double glazed window, 2 radiators and 1 TV point.

### BEDROOM 3

**12' 2" x 9' 10" (3.73m x 3.02m)**

uPVC double glazed window, 1 radiator and 1 TV point.

### BATHROOM

White suite with p-shaped bath with electric over bath shower and screen, WC, wash basin, fully tiled walls, tiled flooring, PVC ceiling with downlights, 1 radiator, xpelair and uPVC double glazed window.

### GARDEN

Lawned garden to rear with paved patio and shed.

### VIEWING

Key accompanied.

### 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.

