

VIEWING

Key accompanied

Draft particular subject to client approval

AGENT NOTE

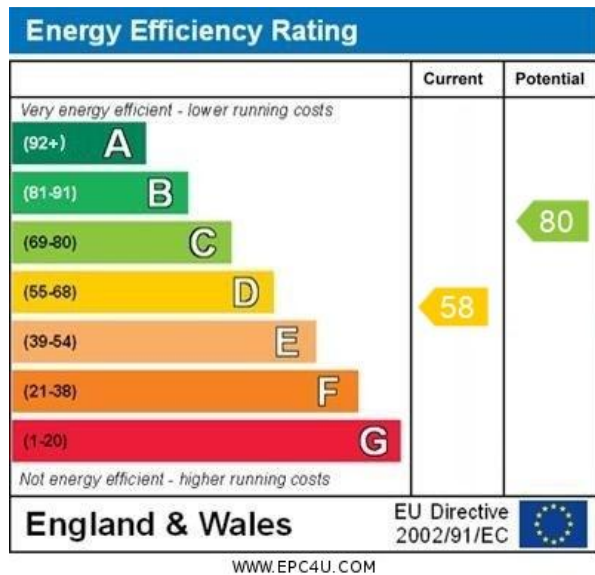
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Anti-Money Laundering checks cost - £25.00 Plus VAT **
This is non refundable once the AML check has been carried out **

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.



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.



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

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

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ROSS

Estate Agencies



Holbeck Park Avenue | Barrow-in-Furness | LA13 0LQ Asking Price £329,950

- Detached Family Home
- Sought After Location In Holbeck
- Porch, Hall, GF Cloaks/W.C
- Spacious Lounge, Dining Room
- Gallery Style Kitchen/Diner
- 3 Bedrooms, Family Bathroom
- Central Heating, Double Glazing
- Off Road Parking/Garage
- Gardens To Front/Rear
- Council Tax Band D





Property Description

We are delighted to bring to the market this detached family home in the popular residential area in Holbeck, close to local transport links, popular school and amenities. The property comprises of entrance porch leading to the hallway giving access to a spacious lounge, dining room, ground floor cloaks/W.C and a gallery style kitchen/diner with breakfast bar. To the first floor, the property has 3 good size bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage and an easy maintenance front garden with a lawned area and plants. To the rear, the property offers and extensive mature garden with 2 areas which have lawned areas, mature plants/shrubs, greenhouse and a shed. Viewing is highly recommended to appreciate size and standard on offer. The property is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/gone.pints.boxer>

FRONTAGE

Easy maintenance front garden with lawned area, plants/shrubs, off road parking for 2 vehicles, access to garage, side access gate and a double glazed door to

PORCH

Double glazed frosted windows, tiled flooring, double glazed door with frosted side panel to

ENTRANCE HALLWAY

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

LOUNGE

18' 0" x 10' 6" (5.49m x 3.22m)

Double glazed windows, feature fire surround with coal effect fire and a radiator

DINING ROOM

10' 5" x 10' 6" (3.19m x 3.22m)

Double glazed window, serving hatch from kitchen and a radiator

GROUND FLOOR CLOAKS/W.C

Double glazed frosted window, low level W.C, hand wash basin with mixer taps/vanity unit, wall mounted unit/mirror, paneled walls, paneled ceiling with spotlights and a radiator

KITCHEN/DINER

Double glazed windows, double glazed door, fitted wall and base drawer units with worktops to compliment, inset one and a half bowl sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, breakfast bar, plumb for washer, tiled splash, tiled flooring, integrated dish washer and paneled ceiling with spotlights.

LANDING

Double glazed windows, double door storage cupboard, access to loft, single storage cupboard, wooden balustrade and doors to

BEDROOM 1

10' 10" x 12' 4" (3.32m x 3.76m)

Double glazed window, fitted wardrobes, drawers, vanity units and a radiator

BEDROOM 2

10' 11" x 10' 5" (3.33m x 3.18m)

Double glazed window and a radiator

BEDROOM 3

7' 8" x 10' 10" (2.35m x 3.31m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C with hand wash basin, vanity unit, panel enclosed bath with mixer taps, shower over, paneled walls, paneled ceiling with spotlights and a radiator

GARAGE

Up and over door

GARDEN

Extensive mature rear garden with paved seating area, lawned area with plants/shrubs, shed, extra lawned garden area with plant/shrubs, water tap and side access gate

