

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 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

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

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636



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

Residential Sales Residential Lettings Commercial Sales & Lettings

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

ROSS
Estate
Agencies



Bamburgh Close | Barrow-in-Furness | LA13 0EA Asking Price £249,995

- Stunning Semi Detached Family Home
- Cul de Sac Location
- Excellent Family Living Accommodation
- Lounge, Kitchen/Diner
- 4 Bedrooms, Master Having Ensuite
- Family Bathroom
- CH, DG, Off Road Parking For 2 Vehicles
- Gardens to Front/Rear
- Viewing Highly Recommended
- Council Tax Band C





Property Description

We are delighted to bring to the market this stunning modern living semi detached family home in a cul de sac location close to local schools, amenities and transport links. The property offers excellent family living accommodation over 3 floors and is well presented and tastefully decorated throughout. The property comprises of spacious lounge with a built in media wall, fitted kitchen/diner with built in appliances, utility area, 4 bedrooms with master on the top floor having an ensuite and a family bathroom. The property benefits from CH, DG, off road parking for 2 vehicles, easy maintainance front/rear garden with seating area, storage shed. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/fled.simple.doing>

FRONTAGE

Off road parking for 2 vehicles, easy maintenance front garden with gated entrance to drive and garden area with plants/shrubs, double glazed door

LOUNGE

12' 4" x 15' 5" (3.78m x 4.71m)

Radiator, double glazed window, built in media wall with electric log fire effect, storage cupboards, laminate flooring, under stairs storage, spotlight ceiling, doors to

HALL AREA

Stairs to 1st floor, cloaks, utility area, doors to

KITCHEN/DINER

Radiator, double glazed window, double glazed patio doors, fitted grey wall base drawer unit with work tops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4 ring hob with extractor over, fridge, freezer, plumbed washer, tiled flooring, spotlight ceiling

LANDING

Spindle balustrade, spindle staircase to 2nd floor, doors to

BEDROOM 2

12' 4" x 8' 10" (3.76m x 2.70m)

Radiator, double glazed windows, built in wardrobes with sliding mirrored door

BEDROOM 3

12' 4" x 8' 5" (3.76m x 2.59m)

Radiator, double glazed window, built in wardrobes with sliding mirrored doors

2ND FLOOR LANDING

Spindle balustrade, doors to

MASTER BEDROOM

12' 8" x 10' 9" (3.87m x 3.28m)

Radiator, double glazed velux windows, spotlight ceiling, built in wardrobes/storage, doors to ensuite

ENSUITE

Low level W.C, hand wash basin with mixer taps and vanity unit, walk in shower cubicle with shower, tiled splash, spotlight ceiling, storage area with mirrored sliding doors

BEDROOM 4

6' 7" x 8' 3" (2.02m x 2.53m)

Double glazed window, spotlight ceiling

BATHROOM

3 piece suite low level W.C, hand wash basin with mixer taps/vanity unit, paneled enclosed bath with mixer taps and shower over, tiled splash

GARDEN

Enclosed garden with decked area, seating area, access gate and shed

