

GARDEN

Rear enclosed mature garden with lovely countryside views, lawn area with plants/shrubs, paved seating area with raised flower beds, side garden with lawn area, plants/shrubs, access gate

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 + 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

E

Contact Details

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

www.rossestateagencies.com

[Sales @rossestateagencies.co.uk](mailto: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.



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

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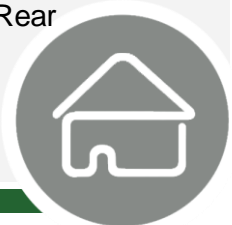
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Overbeck Drive | Barrow-in-Furness | LA13 0HD

Asking Price £395,000

- Detached Family Home
- Cul De Sac Location In Roose
- Lounge, Dining Room, Fitted Kitchen
- Utility Room, Cloaks/W.C, Conservatory
- 4 Bedrooms, Family Bathroom
- Central Heating, Double Glazing
- Off Road Parking, Garage
- Mature Gardens To Front/Side/Rear
- Countryside Views From Rear
- Council Tax Band E





Property Description

We are delighted to bring to the market this well presented and tastefully decorated detached family home in the cul de sac location of South Row, Roose area, close to local amenities, transport links, popular school and has open countryside views to the rear. The property comprises of entrance hallway giving access to a spacious lounge, ground floor cloaks/W.C, dining room, fitted kitchen/diner and utility room, the first floor offers 4 good size bedrooms and a family 4 piece suite bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage/conservatory/mature enclosed front/side and rear gardens with lawn areas, paved seating areas and has pleasant views. Viewing is highly recommended to appreciate size on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/pretty.needed.chill>

FRONTAGE

Off road parking for several cars, front garden with lawn area, plants/shrubs, access to side/rear, access gate to rear

VESTIBULE

Double glazed door

ENTRANCE HALL

Radiator, double glazed frosted door, spindle balustrade to 1st floor, dado rail, doors to

LOUNGE

20' 1" x 12' 4" (6.13m x 3.78m)

Radiator, double glazed windows, feature fireplace with fire

DINING ROOM

10' 5" x 16' 2" (3.19m x 4.94m)

Radiator, double glazed patio doors to conservatory, coved ceiling with ceiling rose

CONSERVATORY

10' 1" x 10' 4" (3.09m x 3.17m)

Double glazed conservatory with patio doors leading to rear garden, tiled flooring

KITCHEN/DINER

10' 3" x 9' 11" (3.13m x 3.03m)

Double glazed window, fitted white wall base drawer units with worktops to compliment, inset white one and a half bowl sink with mixer taps, cooker point, tiled splash, panelled ceiling with spotlights, doors to

UTILITY ROOM

Radiator, double glazed window, double glazed door, wall units with display unit, wine rack, plumbing for a washer, part panelled walls, panelled ceiling with spotlights, doors to garage

CLOAKS/W.C

Double glazed frosted window, low level W.C, dado rail, floating hand wash basin with taps

LANDING

Radiator, double glazed window, spindle balustrade, dado rail, access to loft, doors to

BEDROOM 1

13' 8" x 10' 10" (4.19m x 3.32m)

Radiator, double glazed window, built in full length wardrobes

BEDROOM 2

12' 10" x 10' 11" (3.93m x 3.34m)

Radiator, double glazed window, built in wardrobes with over bed fitment, shower cubical with shower

BEDROOM 3

11' 9" x 9' 5" (3.60m x 2.88m)

Radiator, double glazed window

BEDROOM 4

10' 0" x 8' 4" (3.05m x 2.56m)

Radiator, double glazed window

BATHROOM

Radiator, double glazed frosted window, 4 piece suite, low level W.C, pedestal hand wash basin with taps, corner panelled enclosed bath with telephone style mixer taps/shower head, corner shower cubicle with shower, tiled walls, panelled splash, panelled ceiling with spotlights

GARAGE

17' 6" x 9' 3" (5.35m x 2.82m)

Up/over door, power/light (boiler)

