



Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(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		

Tenure
Freehold

Council Tax Band
C

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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.



**ROSS Estate
Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings



Flass Lane | Barrow-in-Furness | LA13 0DE

Asking Price £264,995

- 100% Part Exchange Offered Anywhere In The UK
- Extended Semi Detached Family Home
- Popular Residential Area
- Ready To Move Into Condition
- Hall, Bay Windowed Lounge
- Dining Room, Utility Area
- Gallery Style Fitted Kitchen
- 3 Bedrooms, Bathroom
- CH, DG, Gardens, Off Road Parking
- Council Tax Band C, Freehold





Property Description

We are pleased to bring to the market this extended semi detached family home in the popular residential area, close to local amenities, transport links and popular schools. The property comprises of vestibule leading to entrance hallway, bay window lounge, dining room, gallery style high shine black fitted kitchen and utility/ bar area. To the 1st floor the property benefits from 3 good size bedrooms and modern fitted bathroom with underfloor heating. The property benefits from central heating, double glazing, off road parking for several vehicles, easy maintenance front garden, rear enclosed garden with lawned area, decked seating area and play area. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage.

FRONTAGE

Off road parking giving access to front garden and double glazed door to vestibule.

VESTIBULE

Tiled flooring, door to-

ENTRANCE HALL

Stairs to first floor, radiator, laminate flooring, coved ceiling and doors to-

LOUNGE

13' 2" x 11' 5" (4.03m x 3.49m)

Double glazed bay window, radiator, feature fire place with coal fire, coved ceiling.

DINING ROOM

12' 2" x 11' 8" (3.73m x 3.56m)

Double glazed window, double glazed door to rear, feature fire surround with coal effect fire, radiator, laminate flooring and coved ceiling.

KITCHEN

20' 4" x 5' 7" (6.21m x 1.71m)

Double glazed window, double glazed door, gallery style fitted kitchen with high shine black wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, integrated oven, 5 ring hob with extractor, integrated black washer/ dryer, integrated dishwasher, wine rack, American style fridge/ freezer with dispenser, laminate flooring, spotlight ceiling and under stairs storage.

UTILITY ROOM

5' 11" x 8' 0" (1.81m x 2.44m)

Double glazed window, laminate flooring, under stairs storage, breakfast bar, open to kitchen.

LANDING

Double glazed frosted window, balustrade, access to loft, doors to-

BEDROOM 1

11' 5" x 11' 3" (3.48m x 3.45m)

Double glazed window with pleasant view, radiator.

BEDROOM 2

11' 10" x 10' 2" (3.61m x 3.11m)

Double glazed window, radiator.

BEDROOM 3

6' 0" x 7' 6" (1.84m x 2.31m)

Double glazed window, radiator.

BATHROOM

Double glazed frosted window, radiator, fitted 3 piece suit with low level WC, hand wash basin with feature vanity units, corner spa style bath with shower over, tiled walls, storage cupboard, spotlight ceiling and tiled/underfloor heating.

GARDEN

Rear enclosed garden with raised decked area, lawned area, shale seating area, storage, plants, boarders and shrubs.

VIEWINGS

Key Accompanied

Draft particulars subject to client's approval

