



**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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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		

**Tenure**  
Freehold

**Council Tax Band**  
B

**Contact Details**  
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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.

### Egremont Gardens | Barrow-in-Furness | LA14 4PD Asking Price £170,000

- Semi Detached Bungalow
- Cul De Sac Location
- Hall , Spacious Lounge
- Fitted Kitchen
- 2 Bedrooms, Shower Room
- Central Heating, Double Glazing
- Off Road Parking
- Easy Maintenance Front/ Rear Gardens
- Vacant Possession
- Council Tax Band B





## Property Description

We are pleased to bring to the market this semi detached bungalow in the cul de sac location in Hawcoat, The property comprises of entrance hall area, spacious lounge, fitted kitchen, 2 bedrooms and a shower room, the property benefits from central heating and double glazing, off road parking, easy maintenance front/ rear gardens. Viewing recommended and is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone Drainage

### FRONTAGE

Off road parking giving access to easy maintenance front garden, water tap.

### VESTIBULE

Access gate to rear and double glazed door.

### ENTRANCE HALL

Storage cupboard and doors to the lounge

### LOUNGE

**16' 5" x 11' 1" (5.01m x 3.38m)**

Double glazed window, feature fire surround with fire, 1 radiator, 1 Tv point and doors to the rear hall.

### REAR HALL

Storage cupboard, access to loft. doors to kitchen

### KITCHEN

Double glazed window, double glazed door, fitted wall, base, drawer units with worktops to compliment inset stainless steel sink unit with mixer taps built in oven, microwave, 4 ring hob with extractor over, integrated fridge freezer. plum for washer, tiled splash, storage cupboard and spotlight ceiling.

### BEDROOM 1

**10' 9" x 10' 9" (3.30m x 3.29m)**

Double glazed window

### BEDROOM 2

**8' 6" x 8' 9" (2.61m x 2.68m)**

Double glazed window and 1 radiator

### SHOWER ROOM

Double glazed frosted window, 3 piece low level WC hand wash basin with mixer taps, vanity unit, walk in shower cubicle with jet spa shower system, seat, tiled walls, tiled flooring, spotlight ceiling and radiator.

### GARDEN

Rear enclosed garden with easy maintenance raised circular stone garden feature, paved seating area and access gate.

### VIEWING

Key Accompanied Telephone First

