



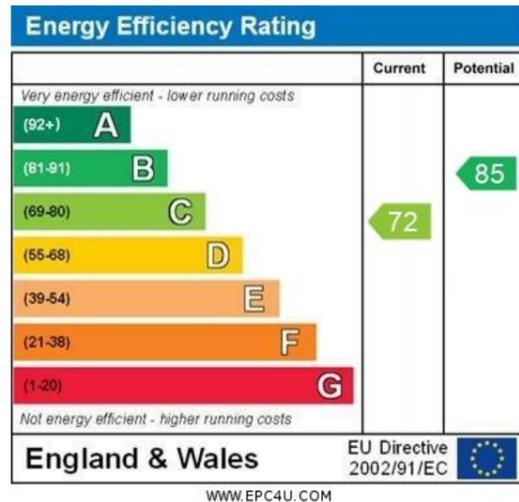
Lucy Boardman (Formerly Lloyds Bank) -

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.



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.

Tenure
Freehold

Council Tax Band
A

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Asking Price £174,950

- Stunning Family Home
- Renovated Throughout By Current Vendors
- Hall, Lounge
- Dining Room, Fitted Kitchen
- 3 Bedrooms, Family Bathroom
- Central Heating, Double Glazing
- Gardens To Front/Rear
- Viewings Highly Recommended
- Suit A Variety Of Buyers
- Council Tax Band A



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Situated in the popular area of Walney, this well presented and tastefully decorated end mews style property has been renovated by the current vendor and is close to local amenities, schools, transport links and coastal beaches. The property boasts excellent family living accommodation comprising of hallway giving access to a spacious lounge with patio doors and dining room leading to a modern fitted grey kitchen. To the first floor the property has 3 bedrooms and a modern 4 piece suite bathroom. The property benefits from central heating, double glazing, easy maintenance front garden with a good size rear enclosed garden with lawned area and raised decked area. The property is in a ready to walk into condition and would suit a variety of buyers. Viewings are highly recommended.

LOCATION

<https://what3words.com/kings.milky loaf>

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate, front garden with lawned area and double glazed door to entrance hall

ENTRANCE HALL

Laminate flooring, borrowed window, stairs to first floor and doors to –

LOUNGE

10' 11" x 19' 1" (3.34m x 5.83m)

Double glazed window, double glazed patio doors to rear, laminate flooring, borrowed window and radiator

DINING ROOM

9' 11" x 10' 11" (3.03m x 3.34m)

Double glazed window, laminate flooring, radiator and open to kitchen

KITCHEN

Double glazed door, double glazed windows, fitted grey wall and base storage units with black worktops to compliment, black sink with mixer taps, integrated oven, 4 ring hob with extractor fan, plumbing for washer, under stairs storage, laminate flooring and tiled splash

LANDING

Double glazed frosted window, radiator and doors to all rooms

BEDROOM 1

13' 5" x 10' 10" (4.11m x 3.31m)

Double glazed window and radiator

BEDROOM 2

10' 1" x 11' 0" (3.09m x 3.36m)

Double glazed window, over stairs storage, access to loft and radiator

BEDROOM 3

7' 0" x 7' 11" (2.14m x 2.42m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, recently fitted 4 piece white suite with low level w.c, hand wash basin with mixer taps/grey vanity unit, panel enclosed double ended bath with central mixer taps, shower cubicle with shower over, paneled walls, paneled ceiling, laminate flooring and radiator

GARDEN

Rear enclosed garden with lawned area, paved seating area, raised decked seating area, storage shed, side access gate and water tap

VIEWINGS

Key accompanied

Draft particulars subject to client's approval

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**

