



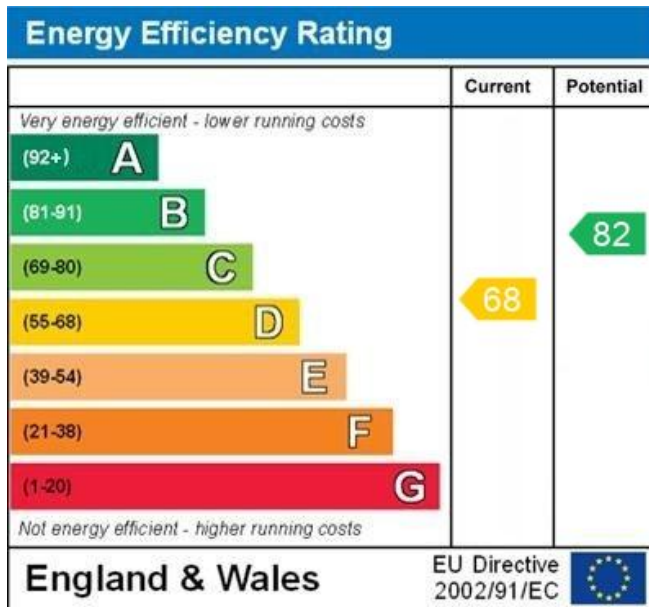
Lucy Boardman (Formerly Lloyds Bank) -

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.



Tenure
Freehold

Council Tax Band
A

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Calder Green | Barrow-in-Furness | LA14 3TU

Asking Price £160,000

- Good Size Family Home
- Cul-de-sac Location On Walney
- Close To Local Amenities, School, Beaches
- Hall Area, Spacious Lounge
- L-Shaped Kitchen/Diner
- 3 Bedrooms
- Bathroom, Separate Cloaks/W.C
- CH, DG, Gardens To Front/Rear
- Large Conservatory
- Council Tax Band A





Property Description

We are pleased to bring to the market this good size family homes in a Cul de sac location on Walney Island, close to local schools, amenities, transport links and local beaches. The property comprises of entrance hallway giving access to spacious lounge leading to full length shaped conservatory, L-shaped kitchen/diner, 3 bedrooms, bathroom and a separate cloaks/W.C. The property benefits from central heating, double glazing and easy maintenance front paved garden, mature rear garden with lawned area and a paved area. This property is being sold with vacant possession and is priced to sell.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/later.baking.cherry>

FRONTAGE

Front access garden area and a doorway to side access via alleyway

ENTRANCE HALLWAY

Double glazed door, double glazed frosted window, part paneled walls, stairs to first floor and doors to

LOUNGE

12' 7" x 18' 3" (3.84m x 5.57m)

Double glazed window, feature fire surround with fire, laminate flooring, double glazed patio doors to conservatory, coved ceiling and a radiator

KITCHEN/DINER

17' 9" x 12' 6" (5.43m x 3.82m)

Double glazed windows, double glazed door, fitted kitchen units with stainless steel sink unit, cooker point, under stairs storage, breakfast bar, part laminate flooring and a radiator

CONSERVATORY

Full length, shaped conservatory with double glazed windows, double glazed doors, tiled flooring, out house and a radiator

LANDING

Access to loft, storage cupboard and doors to

BEDROOM 1

10' 7" x 12' 8" (3.23m x 3.88m)

Double glazed window, over stairs storage and a radiator

BEDROOM 2

9' 8" x 12' 4" (2.95m x 3.76m)

Double glazed windows and a radiator

BEDROOM 3

7' 6" x 9' 9" (2.31m x 2.98m)

Double glazed window and a radiator

CLOAKS/W.C

Double glazed frosted window, low level W.C

BATHROOM

Double glazed frosted window, pedestal hand wash basin with taps, panel enclosed bath with taps, shower over, tiled walls and a radiator

GARDEN

Rear enclosed garden with lawned area, plants/shrubs/trees, access to conservatory

VIEWING

Key accompanied

Draft particular subject to client 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

