

ROSS Estate Agencies

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		87
(69-80) C		
(55-68) D	64	
(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		

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
B

Contact Details

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Tel (01229) 825636

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sales@rossstateagencies.co.uk

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Whinlatter Drive | Barrow-in-Furness | LA14 4NR

Asking Price £189,000

- Semi-Detached True Bungalow
- Sought After Location In Hawcoat
- Spacious Lounge, Kitchen
- 2 Bedrooms
- Family Bathroom
- Off Road Parking, Garage
- Established Gardens Front/Rear
- uPVC Double Glazing, Gas Central Heating
- Viewing Highly Recommended
- Suitable For A Variety Of Buyers

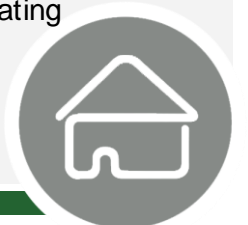


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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached true bungalow in the popular residential area of Hawcoat. The property comprises of entrance hall area giving access to two bedrooms and bathroom. The property benefits from gas central heating, double glazing, off road parking, giving access to detached garage, established gardens to front/rear. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Water. Gas. Electric. Telephone. Drainage

FRONTAGE

Off road parking leading to garage, front garden with lawned area, raised plants, borders, trees, water tap, access path to rear with gate and double glazed door to entrance hall.

ENTRANCE HALL

Laminate flooring, storage cupboard, coved ceiling and a radiator.

LOUNGE

10' 9" x 16' 1" (3.29m x 4.91m)

Double glazed window, feature fire surround with coal effect fire, coved ceiling, borrowed window to the kitchen, power points and a radiator.

KITCHEN

8' 0" x 9' 4" (2.46m x 2.87m)

Double glazed window, double glazed frosted door, fitted wall and base drawer units with work tops to compliment, cooker point with extractor over, stainless steel sink unit with mixer taps, borrowed window from lounge, plumbed for washing machine and tiled splash area.

REAR HALL

Storage cupboard, access to loft and doors to bedrooms.

BEDROOM 1

10' 9" x 10' 10" (3.28m x 3.32m)

Double glazed window, coved ceiling, power points and a radiator.

BEDROOM 2

10' 9" x 10' 10" (3.28m x 3.32m)

Double glazed window, coved ceiling, power points, double glazed door to rear garden, laminate flooring and a radiator.

BATHROOM

Double glazed frosted window, 3 piece suite, white low level WC, pedestal hand wash basin with taps, panel enclosed bath with taps, shower over and tiled walls.

GARAGE

9' 2" x 16' 1" (2.80m x 4.92m)

Up/over door, double glazed window, door to side and power/light.

REAR GARDEN

Paved seating area, raised rockery with plants, bushes, steps leading to lawned area, storage shed and access to garage.

VIEWINGS

Key Accompanied

Draft Particulars 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.

