

Approximate Gross Internal Area = 145 sq m / 1561 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2023 (10939846)

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.

BATHROOM

Double glazed frosted windows, modern fitted 4 piece suite, low level w.c, feature hand wash basin with mixer taps/vanity unit, double ended bath with mixer taps, walk in shower cubicle with double headed shower, tiled walls, tiled flooring, paneled ceiling with spotlights.

GARDEN

Mature extensive garden with lawned area, plants, shrubs and trees, feature seating area, raised flower beds and shed.

VIEWING

Key accompanied

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.

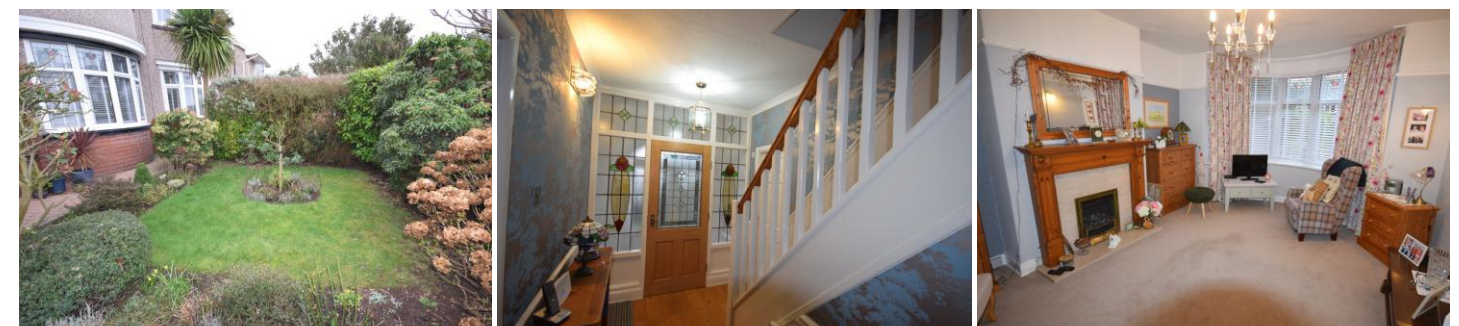
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure
Freehold

Council Tax Band
D

Contact Details
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Rusland Avenue | Barrow-in-Furness | LA14 5PU Asking Price £335,000

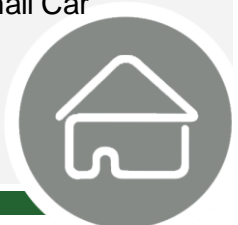
- Semi-Detached Family Home
- Sought After Cul De Sac Location
- Well Presented And Tastefully Decorated
- Hallway, Lounge, Sitting Room
- GF Shower Room, Modern Fitted Kitchen
- 3 Bedrooms, Modern Fitted Bathroom
- Utility Room, Conservatory
- CH, DG, Off Road Parking For Small Car
- Mature Gardens
- Council Tax Band D



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Property Description

We are delighted to bring to the market this lovely semi detached family home in a cul de sac location off Furness Park Road, close to local amenities, schools and transport links. The property offers excellent family living accommodation comprising of entrance hallway giving access to bay windowed lounge, sitting room, ground floor shower room, modern recently fitted kitchen/diner and utility room. To the first floor, the property offers 3 bedrooms and a modern recently fitted 4 piece suite bathroom. The property benefits from central heating, double glazing, off road parking for a small car, full width conservatory, front mature garden, with an extensive rear garden with lawned area and paved seating area. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double gates leading to off road parking, front garden area with plants, bushes and trees, double glazed doors to vestibule.

VESTIBULE

Tiled flooring with coloured glass paneled feature door to entrance hall.

ENTRANCE HALL

Stairs to first floor, oak effect flooring, dado rail, radiator and doors to –

LOUNGE

15' 3" x 12' 9" (4.67m x 3.89m)

Double glazed bay window, picture rail, feature fire surround with coal effect fire, radiator and tv point.

SITTING ROOM

14' 0" x 12' 7" (4.27m x 3.86m)

Double glazed patio doors to conservatory, feature fire surround with coal effect fire, coved ceiling with ceiling rose, radiator and tv point.

GROUND FLOOR SHOWER ROOM

Double glazed frosted window, 3 piece suite, low level w.c with hand wash basin/mixer taps/vanity unit, walk in shower cubicle with shower, tiled splash, tiled flooring and radiator.

KITCHEN

Double glazed window, double glazed door, recently fitted wall and base storage units with worktops to compliment, inset 1 and a half bowl black sink unit with mixer taps, induction hob with extractor over, double oven, fridge/freezer, double glazed velux window, laminate flooring, spotlight ceiling and radiator.

UTILITY ROOM

10' 0" x 4' 10" (3.06m x 1.48m)

Double glazed velux window, fitted wall and base storage units with worktops to compliment, plumbing for washer and radiator.

CONSERVATORY

24' 2" x 8' 10" (7.37m x 2.71m)

Double glazed full width conservatory with double doors leading to garden, single double glazed door, feature coloured glass circular window, oak effect flooring and radiator.

LANDING

Double glazed coloured glass window, spindle balustrade, coved ceiling, access to loft, dado rail, radiator and doors to bedrooms and bathroom.

LOFT

Pull down ladder with power and light and double glazed velux window.

BEDROOM 1

16' 1" x 12' 5" (4.92m x 3.79m)

Double glazed bay window with window seat and drawers, feature fire surround, coved ceiling with ceiling rose and radiator.

BEDROOM 2

14' 6" x 9' 10" (4.42m x 3.02m)

Double glazed window, fitted wardrobes with dressing cabinet/drawers, over bed fitment, coved ceiling with ceiling rose and radiator.

BEDROOM 3

7' 8" x 9' 0" (2.36m x 2.76m)

Double glazed window, dado rail, coved ceiling with ceiling rose and radiator.

