



**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>	82	82
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(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		

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**  
C

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**Southampton Street | Barrow-in-Furness | LA14 3LQ Asking Price £280,000**  
**\*\*\*100% PART EXCHANGE ANYWHERE IN THE UK\*\*\***

- Well Presented Semi-Detached Home
- Sought After Location On Walney
- Spacious Lounge, Modern Kitchen/Diner
- Ground Floor Cloaks, Family Bathroom
- 4 Bedrooms, Master Having Ensuite
- Central Heating, Double Glazing, Off Road Parking
- Pleasant Rear Garden With Summerhouse
- Easy Maintenance Front Garden
- Vacant Possession
- Council Tax Band C, Freehold







## Property Description

\*\*\*100% PART EXCHANGE ANYWHERE IN THE UK\*\*\*

We are pleased to bring to the market this well presented semi-detached family home in the sought after location on Walney Island close to local amenities, transport links and local schools. The property comprises of entrance hallway, spacious lounge with media wall, ground floor cloaks/w.c, modern fitted kitchen/diner, 4 bedrooms with master having en-suite and family bathroom. The property benefits from central heating, double glazing, easy maintenance front garden, extensive rear garden with lawned area, summerhouse/storage and gazebo. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking for several vehicles, easy maintenance front garden with side access gate and composite double glazed door to entrance hall

### ENTRANCE HALL

Laminate flooring, radiator and door to lounge

### LOUNGE

**12' 0" x 16' 0" (3.66m x 4.90m)**

Double glazed window, under stairs storage, media wall with log effect fire, spotlight ceiling and radiator

### HALL AREA

Stairs to first floor and doors to –

### GROUND FLOOR CLOAKS/WC

Low level w.c, pedestal hand wash basin with taps, tiled flooring, tiled splash and radiator

### KITCHEN/DINER

Double glazed window, double glazed patio doors, double glazed velux windows, fitted wall and base storage units with worktops to compliment, inset 1 and a half bowl stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, integrated fridge/freezer, tiled splash, tiled flooring and spotlight ceiling

### LANDING

Spindle staircase/balustrade, stairs to second floor and doors to –

### BEDROOM 1

**10' 0" x 12' 9" (3.05m x 3.89m)**

Double glazed velux windows, built in wardrobes/storage, spotlight ceiling, radiator, tv point and door to ensuite

### ENSUITE

3 piece suite with low level w.c, hand wash basin with mixer taps/vanity unit, walk in shower cubicle with shower, tiled splash, tiled flooring, mirrored sliding doors for extra storage and spotlight ceiling

### BEDROOM 2

**11' 10" x 9' 9" (3.62m x 2.99m)**

Double glazed window, built in wardrobes/storage and radiator

### BEDROOM 3

**9' 10" x 9' 4" (3.02m x 2.86m)**

Double glazed window, built in wardrobes/vanity unit and radiator

### BEDROOM 4

**7' 10" x 9' 10" (2.39m x 3.01m)**

Double glazed window and tv point

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash, spotlight ceiling and towel rail

### GARDEN

Rear enclosed garden with extensive lawned area, paved patio area, decked area, summer house with storage, gazebo, side access gate and water tap

### VIEWINGS

Key accompanied

