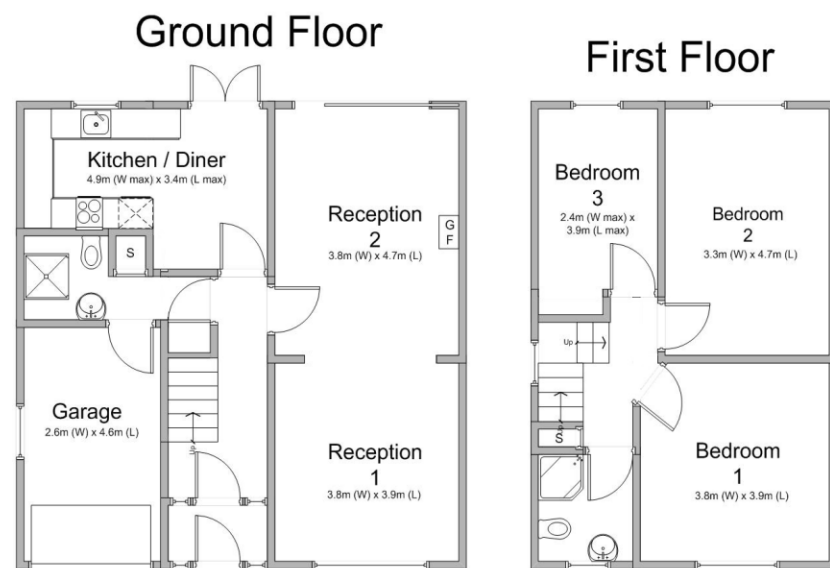


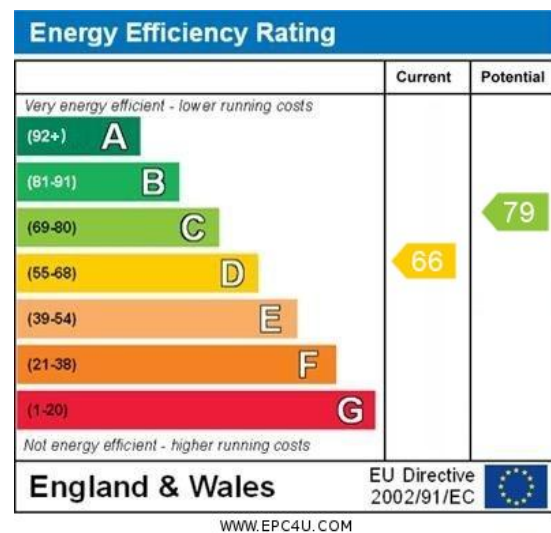
VIEWINGS

Key accompanied



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

C

Contact Details

16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

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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.

ROSS

Estate Agencies



Rating Lane | Barrow-in-Furness | LA13 9LD

Asking Price £295,000

- Semi-Detached Family Home
- Sought After Location
- Excellent Family Living Accommodation
- Hall, Lounge, Dining Room
- Kitchen/Diner, Ground Floor Shower Room
- 3 Bedrooms, Family Bathroom
- Central Heating, Double Glazing
- Off Road Parking, Garage
- Mature Extensive Front/Rear Gardens
- Council Tax Band C, Freehold



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this semi-detached family home in the sought after location on Rating Lane, close to local schools, college and transport links. The property comprises of entrance hallway, lounge, open to dining room, kitchen/diner, ground floor shower room, 3 bedrooms and family bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage, mature raised front garden, rear extensive mature garden with paved seating areas, live pond and extensive lawned area with plants and shrubs. Viewing is highly recommended to appreciate the size and standard on offer

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Mature front garden, off road parking giving access to garage, raised front lawned garden and doors to vestibule

VESTIBULE

Tiled flooring and double glazed door to entrance hall

ENTRANCE HALL

Laminate flooring, stairs to first floor, coved ceiling, radiator and doors to –

LOUNGE

12' 5" x 15' 5" (3.81m x 4.72m)

Double glazed sliding patio doors, feature fire surround with coal effect fire, dado rail, coved ceiling with ceiling rose, tv point, 2 radiators and open archway to dining room

DINING ROOM

12' 3" x 12' 11" (3.74m x 3.94m)

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

KITCHEN/DINER

Double glazed window, double glazed patio doors, fitted wall and base storage units with worktops to compliment, inset 1 and a half bowl sink unit with mixer taps, wine rack, glass display unit, integrated double oven, 4 ring hob with extractor over, dishwasher, tiled splash and radiator

GROUND FLOOR SHOWER ROOM

Low level w.c, hand wash basin with taps, walk in shower cubicle with double headed shower, storage cupboard, tiled splash, radiator and internal door to garage

LANDING

Double glazed frosted window, storage cupboard, access to loft, coved ceiling and doors to bedrooms and bathroom

BEDROOM 1

13' 1" x 12' 6" (4.01m x 3.83m)

Double glazed window, picture rail and radiator

BEDROOM 2

15' 6" x 11' 1" (4.73m x 3.39m)

Double glazed window, picture rail and radiator

BEDROOM 3

8' 0" x 12' 11" (2.44m x 3.95m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, corner panel enclosed jet spa bath with telephone style mixer taps/shower over, tiled splash and radiator

GARAGE

15' 1" x 8' 7" (4.61m x 2.64m)

Double glazed window, up and over door, power and light and plumbing for washer

GARDEN

Extensive mature rear garden with lawned area, plenty of plants/shrubs/trees, paved seating areas, circular live pond, raised garden area, storage shed and side access gate

