



Total area: approx. 93.9 sq. metres (1010.2 sq. feet)

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.epcau.com			

Tenure
Freehold

Council Tax Band
B

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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.

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.



Foxfield Road | Barrow-in-Furness | LA14 3SH

Asking Price £194,950

- Extended Semi Detached Bungalow
- Popular Residential Area On Walney
- Spacious Lounge/ Dining Room
- Fitted Kitchen
- Rear Hall Leading To Master Bedroom
- 3 Piece Suite Bathroom
- 1st Floor 2 Further Bedrooms
- CH, DG, Off Road Parking, Garage
- Gardens To Front, Side And Rear
- Council Tax Band B, Freehold





Property Description

We are pleased to bring to the market this extended semi detached bungalow in the popular residential area on Walney close to local transport links, popular coastal beaches and nature reserve. The property comprises of spacious lounge/dining room with patio doors leading to rear, modern fitted kitchen, bathroom, ground floor master bedroom (currently used as a second reception room). To the first floor the property offers 2 double bedrooms with pleasant views. The property benefits from central heating, double glazing and off road parking giving access to the detached garage, easy maintenance front, side and rear garden areas. Viewing is highly recommended to appreciate the size and standard the current vendors have achieved on this lovely property.

SERVICES

Gas, water, electric, telephone and drainage.

FRONTAGE

Front garden area with plants, shrubs, off road parking and double glazed door to lounge

LOUNGE/DINER

23' 5" x 14' 8" (7.16m x 4.48m)

Double glazed window, double glazed patio doors to rear, feature fire surround with fire, coved ceiling, spindle staircase to first floor, 2 radiators, tv point and doors to kitchen and hall area

KITCHEN

10' 1" x 7' 7" (3.08m x 2.32m)

Double glazed windows, double glazed door to side, fitted high shine white wall and base storage units with worktops to compliment, inset white sink unit with mixer taps, integrated oven hob/extractor over, plumbing for washer, coved ceiling, tiled flooring, tiled splash, borrowed frosted window.

HALL AREA

Radiator and doors to master bedroom and bathroom

MASTER BEDROOM

10' 6" x 15' 6" (3.21m x 4.73m)

Double glazed windows, radiator and is currently being used as an extra reception room.

HALL

Storage cupboard and door to attic

BEDROOM 2

11' 6" x 10' 8" (3.51m x 3.26m)

Double glazed window and radiator

BEDROOM 3

12' 4" x 8' 6" (3.78m x 2.60m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, shower head, tiled walls, radiator, tiled flooring, panelled ceiling with spotlights

GARDEN

Enclosed rear courtyard, paved seating area and side access gate.

VIEWING

Key accompanied

Draft particulars subject to client's approval

