



**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>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(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		

#### Tenure

Freehold

#### Council Tax Band

D

#### Contact Details

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01229 825636



### Borrowdale Gardens | Barrow-in-Furness | LA14 4LU Asking Price £325,000

- Detached Extended True Bungalow
- Sought After Location Of Hawcoat
- Hall Area, L-Shaped Lounge/Sitting Room
- Open Plan Kitchen/Diner
- 3 Bedrooms, 5 Piece Suite Bathroom
- Cloaks/WC, Central Heating, Double Glazing
- Off Road Parking, Garage
- Gardens To Front And Rear
- Viewing Recommended
- Council Tax Band D, Freehold







## Property Description

We are delighted to bring to the market this extended detached true bungalow in a cul-de-sac location in the popular area of Hawcoat. The property offers an excellent size plot giving great accommodation throughout, comprising of entrance hall area, I-shaped lounge with sitting area, open plan kitchen/dining area, 3 good size bedrooms and a 5 piece suite bathroom. The property benefits from central heating, double glazing, separate cloaks/wc, off road parking for several cars giving access to an extended garage and gardens to front and rear. The property has a boarded loft and a recent new roof to the garage. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking giving access to the garage, enclosed easy maintenance garden and double glazed door to entrance hall

### ENTRANCE HALL

Double door storage cupboard and doors to –

### OPEN PLAN LOUNGE

**17' 11" x 11' 5" (5.47m x 3.50m)**

Double glazed window, feature shelving, coved ceiling, radiator, open to sitting room and doors to –

### SITTING ROOM

**7' 2" x 12' 3" (2.19m x 3.74m)**

Double glazed window, door to kitchen, borrowed frosted window and radiator

### DINING ROOM

**9' 4" x 10' 5" (2.87m x 3.20m)**

Borrowed frosted window, open archway to kitchen, double door storage and radiator

### KITCHEN/DINER

Double glazed window, fitted wall and base storage units with worktops to compliment, inset stainless steel 1 and a half bowl sink unit with mixer taps, integrated double oven, 4 ring hob with extractor, fridge/freezer, plumbing for washer, breakfast bar, tiled splash, radiator and double glazed door to rear

### REAR HALL

Access to loft and doors to –

### BEDROOM 1

**11' 1" x 12' 2" (3.39m x 3.73m)**

Double glazed window and radiator

### BEDROOM 2

**10' 2" x 12' 3" (3.10m x 3.74m)**

Double glazed window and radiator

### BEDROOM 3

**9' 1" x 11' 5" (2.79m x 3.49m)**

Double glazed window and radiator

### CLOAKS/WC

With low level w.c.

### EXTENDED BATHROOM

Double glazed frosted window, 5 piece suite with low level w.c, pedestal hand wash basin with taps, bidet, panel enclosed bath with mixer taps/shower head over, corner glazed shower cubicle with shower, tiled splash and 2 radiators

### GARAGE

**25' 6" x 11' 0" (7.79m x 3.36m)**

Up and over door, double glazed door, double glazed windows, power/light and water tap

### GARDEN

Rear enclosed mature garden with plants and shrubs, lawned area, paved seating area, raised seating area, access to garage and access gate to front

### VIEWINGS

By appointment with Ross Estate Agencies

Draft particulars subject to client's approval

