

### SPINDLE STAIRCASE TO FIRST FLOOR

Double glazed velux windows, doors to –

### BEDROOM 3

12' 0" x 14' 11" (3.66m x 4.55m)

Double glazed velux windows, storage cupboard in eaves and radiator

### STORAGE CUPBOARD

6' 0" x 13' 11" (1.85m x 4.26m)

Walk in storage with storage in eaves

### GARAGE

20' 6" x 21' 9" (6.26m x 6.63m)

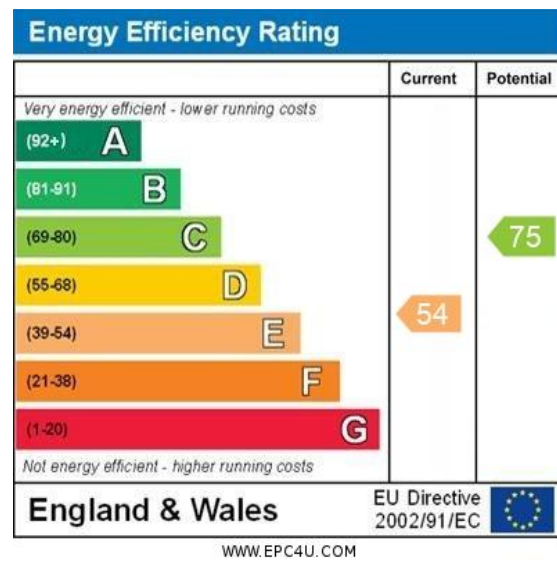
2 up and over doors, Belfast sink with taps, power and light, double glazed door to rear garden and water tap

### GARDEN

Rear enclosed mature garden with lawned areas, raised decked seating areas, fish pond, shrubs, plants, shed and outside electrics

### VIEWINGS

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.

### 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**  
D

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### North Scale | Barrow-in-Furness | LA14 3RP

Asking Price £269,999

- Detached Family Home
- Sought After Location On Walney
- Excellent Family Living Accommodation
- Hall, Spacious Lounge
- Modern Fitted Kitchen/Dining Room
- 3 Bedrooms, Bathroom, Separate Cloaks/WC
- Utility Room, Gym, Cloaks/WC
- Off Road Parking, Double Garage
- Gardens To Front, Side, Rear
- Council Tax Band D, Freehold

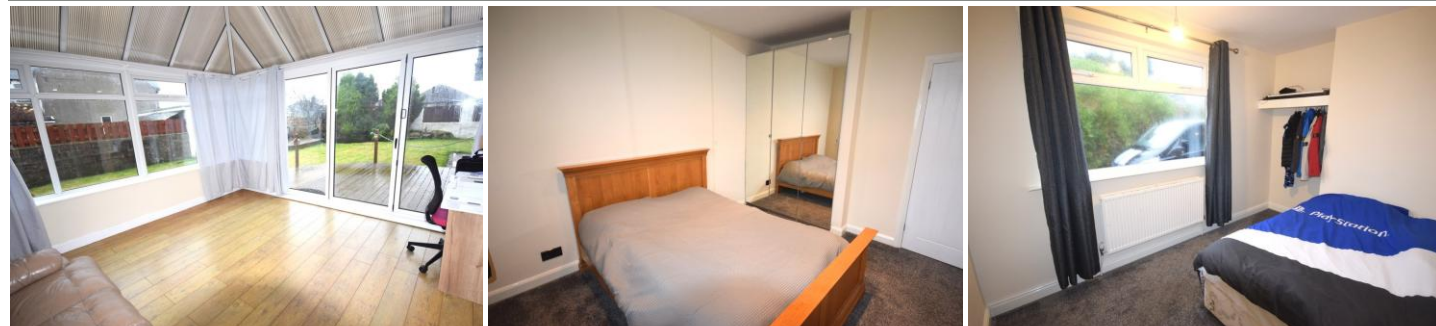


**ROSS Estate Agencies**

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## Property Description

We are delighted to bring to the market this detached family home in the popular residential area of North Scale, Walney, close to transport links, coastal beaches and nature reserve. The property offers excellent family living accommodation comprising of entrance porch, vestibule, spacious lounge with patio doors, spindle staircase to the first floor, modern fitted kitchen with built in appliances, American style fridge/freezer, open dining area, utility room with a further good size room currently used as a gym/office and ground floor cloaks/w.c. On the ground floor the property has 2 bedrooms, bathroom and separate w.c. and to the first floor there is a spacious bedroom with a walk in storage area. The property benefits from central heating, double glazing, a good size conservatory leading to a decked seating area to the rear, off road parking for several cars, double garage and gardens to front, side and rear. Viewing is highly recommended to appreciate the size and standard on offer and is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking giving access to double garage, double glazed door to vestibule

### VESTIBULE

Double glazed windows, tiled flooring and double glazed door to entrance hall

### ENTRANCE HALL

Double door storage, double glazed frosted window and door to lounge

### LOUNGE

**15' 1" x 17' 8" (4.61m x 5.41m)**

Double glazed patio doors to rear garden, feature fire surround with open fire, spindle staircase to first floor, coved ceiling, radiator, tv point and doors to –

### KITCHEN

**10' 3" x 20' 1" (3.13m x 6.14m)**

Double glazed window, fitted high shine grey wall and base storage units with worktops to compliment, inset grey sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, integrated wine rack, American style fridge/freezer, plumbing for dishwasher, breakfast bar, glass display unit, radiator, open to dining room and double glazed sliding door to conservatory

### CONSERVATORY

**13' 2" x 14' 5" (4.02m x 4.40m)**

Double glazed windows, double glazed bi-folding doors and laminate flooring

### UTILITY ROOM

**7' 8" x 14' 1" (2.35m x 4.31m)**

Double glazed window, fitted base units with worktops to compliment, plumbing for washer, tiled flooring, double glazed door to front, paneled ceiling, radiator and door to rear hall

**GYM/4TH BEDROOM (currently being used as a gym) 11' 9" x 6' 9" (3.59m x 2.07m)**

Double glazed window, laminate flooring and radiator

### CLOAKS/WC

Double glazed frosted window, low level w.c, hand wash basin with taps, tiled walls, tiled flooring, paneled ceiling and radiator

### REAR HALL

Doors to –

### GF BEDROOM 1

**10' 1" x 11' 11" (3.09m x 3.65m)**

Double glazed window, spotlight ceiling, built in mirrored wardrobes and radiator

### GF BEDROOM 2

**11' 1" x 8' 0" (3.38m x 2.44m)**

Double glazed window and radiator

### GF BATHROOM

Double glazed window, 3 piece suite with pedestal hand wash basin with taps, panel enclosed bath, walk in shower cubicle with shower, tiled splash, spotlight ceiling, laminate flooring, storage cupboard and radiator

### CLOAKS/WC

Double glazed window, low level w.c, tiled splash, laminate flooring and spotlight ceiling

