



### BEDROOM 2

13' 8" x 11' 3" (4.17m x 3.45m)

Double glazed window, fitted double door wardrobes, vanity area, access to loft and radiator

### BEDROOM 3

9' 3" x 13' 10" (2.83m x 4.23m)

Double glazed window, spotlight ceiling and radiator

### BEDROOM 4

7' 11" x 9' 8" (2.42m x 2.97m)

Double glazed window, spotlight ceiling and radiator

### BEDROOM 5

7' 9" x 8' 5" (2.38m x 2.57m)

Double glazed window, spotlight ceiling, over stairs storage and radiator

### BATHROOM

Double glazed frosted window, fitted modern grey and white 4 piece suite with low level w.c, hand wash basin/bowl with mixer taps, vanity unit, panel enclosed bath with central mixer taps, corner shower cubicle with double headed shower, paneled walls, paneled ceiling with spotlights and towel rail/radiator

### GARAGE

18' 10" x 9' 0" (5.76m x 2.75m)

Electric up and over door with remote with power and light

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.

### GARDEN

Rear enclosed garden with paved slate area, raised lawned area, plants/shrubs, summer house, outside electrics, side access gate, water tap and storage shed

### VIEWINGS

Key accompanied



25 Sandalwood Close, Barrow

**Tenure**  
Freehold

**Council Tax Band**  
E

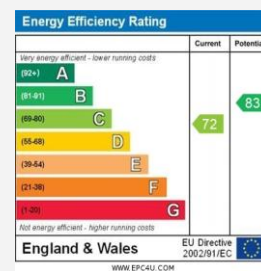
### Contact Details

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

[www.rossstateagencies.com](http://www.rossstateagencies.com)

[sales@rossstateagencies.co.uk](mailto:sales@rossstateagencies.co.uk)

01229 825636



## Sandalwood Close | Barrow-in-Furness | LA13 0SD Asking Price £424,950

- Extended Executive Style Detached House
- Popular Cul De Sac Location On Holbeck
- Hallway, Spacious Lounge
- Open Plan Dining/Kitchen, Orangery Style Room
- Ground Floor Cloaks/WC, Utility Room
- 5 Bedrooms, Master Having Ensuite
- Modern Family Bathroom
- CH, DG, Off Road Parking, Garage
- Easy Maintenance Gardens
- Council Tax Band E, Freehold



**ROSS** Estate Agencies

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

Residential Sales Residential Lettings Commercial Sales & Lettings

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossstateagencies.co.uk](mailto:sales@rossstateagencies.co.uk)  
[rentals@rossstateagencies.co.uk](mailto:rentals@rossstateagencies.co.uk)  
[www.rossstateagencies.com](http://www.rossstateagencies.com)





## Property Description

Wow, what a stunning property!!!

We are delighted to bring to the market this truly desirable detached family home in the cul de sac location in Holbeck, close to popular schools, transport links and amenities. The property has been renovated and tastefully decorated throughout by the current vendors. The property offers excellent family living accommodation comprising of entrance hallway, spacious bay windowed lounge, double doors to the open plan dining room, modern fitted kitchen with a Range Master Cooker, extended Orangery style reception room with feature windows/ceiling, ground floor cloaks/wc and utility room. To the first floor, the property has 5 bedrooms with master having built in wardrobes, modern ensuite and a modern fitted family bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage with electric door, easy maintenance front garden, enclosed rear garden with paved seating area and raised lawned area with summerhouse and storage shed. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Easy maintenance front garden area with off road parking for 2 vehicles, access to garage and double glazed door to entrance hall

### ENTRANCE HALL

Double glazed frosted window, feature tile flooring, stairs to first floor, coved ceiling with spotlights, radiator and door to lounge

### LOUNGE

**19' 2" x 14' 3" (5.85m x 4.35m)**

Double glazed bay window, feature fire surround with coal effect fire, coved ceiling, under stairs storage, 2 radiators and double doors to dining room

### DINING ROOM

**8' 7" x 11' 2" (2.62m x 3.41m)**

Coved ceiling, luxury vinyl tile (LVT) effect flooring, radiator, open to kitchen and orangery room

### ORANGERY

**8' 6" x 10' 4" (2.60m x 3.15m)**

Feature shaped ceiling with double glazed velux style windows, feature double glazed shaped windows, double glazed patio doors to rear, LVT effect flooring and spotlights

### KITCHEN

Double glazed window, fitted grey wall and base storage units with white worktops to compliment, inset 1 and a half bowl grey sink unit with mixer taps, Professional Delux Rangemaster Cooker with 5 ring hob, double oven, plate warmer, extractor over, tiled splash, glass display units, LVT effect flooring, spotlight ceiling and door to utility room

### UTILITY ROOM

Double glazed window, double glazed door to side, fitted wall and base storage units with worktops to compliment, grey sink with mixer taps, plumbing for dishwasher, plumbing for washing machine, tiled splash and radiator

### CLOAKS/WC

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

### LANDING

Spindle balustrade, double door storage cupboard, spotlight ceiling, radiator and doors to bedrooms and bathroom

### BEDROOM 1

**16' 5" x 9' 11" (5.02m x 3.03m)**

Double glazed window in feature archway with 2 double door wardrobes, spotlight ceiling, part paneled wall, radiator and door to ensuite

### ENSUITE

Double glazed frosted window, low level w.c, hand wash basin with mixer taps/vanity unit, corner glazed shower cubicle with double headed shower, paneled walls, laminate flooring and paneled ceiling with spotlights

