



**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>		79
(55-68) <b>D</b>	66	
(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		

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.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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01229 825636



**Broad Close | Barrow-in-Furness | LA14 4RJ**

**Asking Price £132,500**

- Semi-Detached Family Home
- Popular Residential Area
- Hallway, Spacious Lounge
- Kitchen, Dining Room, Gf Cloaks
- Gf Wet Room, 3 Bedrooms
- Modern Fitted Family Bathroom
- Central Heating, Double Glazing
- Gardens To Front And Rear
- Viewing Highly Recommended
- Council Tax Band A



**ROSS** Estate  
Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

We are pleased to bring to the market this semi-detached family home in the popular residential area, close to local amenities, transport links and schools. The property offers excellent living accommodation comprising of entrance hallway, ground floor cloaks, spacious lounge, kitchen, dining room and a ground floor wet room. To the first floor, the property offers 3 bedrooms and a modern fitted bathroom with a corner bath. The property benefits from central heating, double glazing, garden to front and rear with a lawned decked seating area. The property must be viewed to appreciate size on offer.

### SERVICES

Gas, water, electric, telephone, drainage

### FRONTAGE

Front enclosed garden with lawned area and a double glazed door to

### ENTRANCE HALLWAY

Laminate flooring, part paneled walls, stairs to first floor, a radiator and doors to

### LOUNGE

**11' 0" x 18' 4" (3.36m x 5.60m)**

Double glazed windows, feature fire surround with fire, laminate flooring, dado rail and a radiator

### DINING ROOM

**8' 7" x 13' 4" (2.63m x 4.08m)**

Double glazed patio doors to rear garden, laminate flooring, under stairs storage and a radiator

### GROUND FLOOR CLOAKS

Double glazed frosted window, low level W.C, plumb for washer, part paneled walls and a radiator

### KITCHEN

Double glazed window, fitted white wall base drawer unit with work tops to compliment, inset black sink unit with mixer taps, integrated oven, 4 ring hob with extractor oven, laminate flooring, tiled splash, open to dining room and door to

### GROUND FLOOR WET ROOM

**8' 9" x 5' 2" (2.67m x 1.58m)**

Double glazed frosted window, shower, tiled walls, wet room style flooring

### LANDING

Access to loft, double door storage cupboard and doors to

### BEDROOM 1

**10' 4" x 11' 5" (3.16m x 3.48m)**

Double glazed window, laminate flooring, storage cupboard and a radiator

### BEDROOM 2

**10' 7" x 10' 2" (3.23m x 3.10m)**

Double glazed window, laminate flooring, storage cupboard and a dado rail

### BEDROOM 3

**8' 2" x 7' 8" (2.51m x 2.34m)**

Double glazed window, storage cupboard and a radiator

### BATHROOM

Double glazed frosted window, modern fitted white low level W.C, floating hand wash basin with water fall style mixer taps, vanity unit, panel enclosed corner bath with mixer taps/shower head, paneled walls, laminate flooring and a radiator

### GARDEN

Enclosed rear garden with lawned area, decked seating area, shale/paved seating areas, water tap, access gate to side and a pergola with a paved seating area.

### VIEWING

Key accompanied

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

