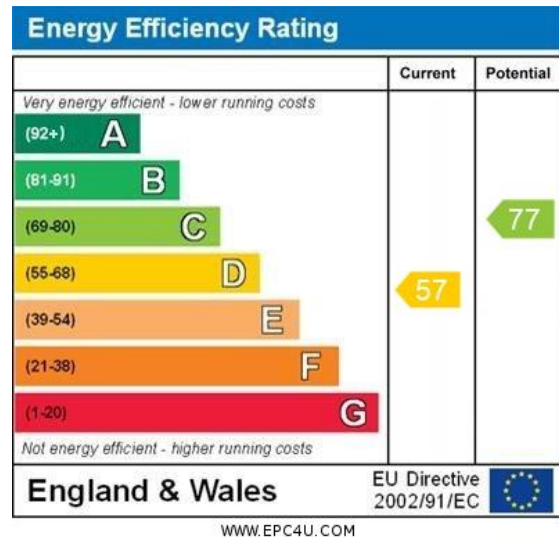


General

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 and 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

B

Contact Details

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Derbyshire Road | Barrow-in-Furness | LA14 5NB

Asking Price £260,000

- Extended Semi Detached Property
- Popular Residential Area
- Porch, Hallway, Spacious Lounge
- Extended Kitchen/Diner
- Utility Room, Study
- 3 Bedrooms, Family Bathroom
- CH, DG, Off Road Parking
- Easy Maintenance Front/Rear Gardens
- Viewing Recommended
- Council Tax Band B, Freehold





Property Description

We are pleased to bring to the market this extended semi detached family home in a popular location close to popular schools, transport links and amenities. The property boasts excellent living accommodation and comprises of entrance porch, double doors to hallway, spacious lounge with patio doors to rear, extended modern fitted kitchen/diner, utility room, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, easy maintenance front/rear garden with pleasant views from the rear and off road parking. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Telephone, Electric and Drainage

FRONTAGE

Off road parking, easy maintenance front garden area with plants/shrubs

VESTIBULE

Double glazed door to porch, double glazed windows, tiled flooring and door to-

ENTRANCE HALL

Feature doorway with side panels, radiator, oak effect flooring, stairs to first floor, dado rail, under stairs storage and doors to-

LOUNGE

11' 10" x 18' 11" (3.62m x 5.78m)

Double glazed window, feature fire surround with coal effect fire, oak effect flooring, coved ceiling, double glazed patio doors to rear, dado rail and double doors to-

STUDY

9' 6" x 10' 3" (2.90m x 3.14m)

Double glazed window, radiator, double glazed door to rear and oak effect flooring

KITCHEN/DINER

15' 6" x 9' 2" (4.74m x 2.80m)

Double glazed windows, fitted high shine cream wall and base storage units with worktops to compliment, inset 1 and a half bowl sink unit with mixer taps, Rangemaster double oven, 5 ring hob with extractor over, plumbing for dish washer, tiled splash, laminate flooring, spotlight ceiling, wine rack and door to-

UTILITY ROOM

8' 0" x 9' 4" (2.45m x 2.87m)

Double glazed door to front with side panel, plumbing for washer, base/wall storage units and tiled flooring

LANDING

Dado rail, access to loft, radiator and doors to-

BEDROOM 1

9' 7" x 11' 11" (2.94m x 3.65m)

Double glazed window and radiator

BEDROOM 2

10' 4" x 9' 6" (3.16m x 2.90m)

Double glazed window with pleasant view, radiator, tv point and built in sliding door wardrobes

BEDROOM 3

8' 11" x 10' 2" (2.73m x 3.12m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, vanity unit, hand wash basin with mixer taps, vanity unit/storage with mirror, p-shaped panel enclosed bath with taps, shower over, tiled walls, tiled flooring and radiator

GARDEN

Rear enclosed garden area with easy maintenance paved seating area, plants/shrubs, water tap and side access to front

VIEWINGS

Key accompanied

Draft Particulars subjects to client approval

