



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+) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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
B

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Kirkstone Crescent | Barrow-in-Furness | LA14 4ND Asking Price £225,000

- Semi Detached True Bungalow
- Popular Residential Area In Hawcoat
- Hallway, Spacious Lounge
- Fitted Kitchen
- 2 Double Bedrooms
- Shower Room
- Central Heating, Double Glazing
- Off Road Parking, Garage
- Gardens To Front And Rear
- Council Tax Band B



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 true bungalow in the heart of Hawcoat close to local amenities and transport links. The property offers excellent living accommodation comprising of entrance hallway, spacious lounge, fitted kitchen, 2 double bedrooms and a shower room. The property benefits from central heating, double glazing, off road parking with electric hook up for cars, garage and mature front and rear gardens with seating areas. Viewings are highly recommended to appreciate the size on offer and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Front garden with lawned area, paved seating area, plants and shrubs, off road parking giving access to the garage, side access gate and double glazed door to entrance hall

ENTRANCE HALL

Double glazed frosted side panel window, access to loft, radiator and doors to –

LOUNGE

16' 5" x 11' 1" (5.01m x 3.39m)

Double glazed windows, feature fire surround with fire, coved ceiling and radiator

KITCHEN

Double glazed patio doors to rear garden, fitted cream wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash, plumbing for washer and spotlight ceiling

BEDROOM 1

13' 4" x 9' 4" (4.08m x 2.86m)

Double glazed window, coved ceiling and radiator

BEDROOM 2

9' 4" x 11' 11" (2.87m x 3.65m)

Double glazed window, coved ceiling and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, fitted hand wash basin with mixer taps, vanity units for storage, corner glazed shower cubicle with shower and tiled splash

GARAGE

16' 9" x 8' 8" (5.13m x 2.66m)

Up and over door and side access door

GARDEN

Rear enclosed garden with paved seating areas, lawned area with plants and shrubs, mature garden area with apple trees and bushes, water tap, side access gate and access to garage

VIEWINGS

Key accompanied

Draft particulars subject to client's approval

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.

Anti-Money Laundering checks cost - £30.00 Inc VAT

** This is non refundable once the AML check has been carried out **

