

GARAGE

16' 8" x 14' 11" (5.09m x 4.56m)

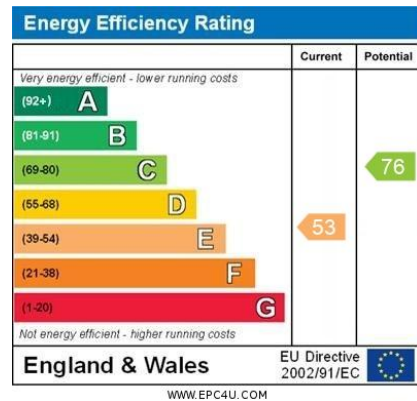
Up and over garage door, power/light, work units/storage and plumbing for washer

GARDEN

Mature enclosed rear garden with paved seating areas, raised lawned area with plants, shrubs, rockeries, seating area with pergola, water tap and side access gate

VIEWING

Key accompanied



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.

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.

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.

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

Contact Details

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

ROSS

Estate Agencies



Holbeck Park Avenue | Barrow-in-Furness | LA13 0RG Asking Price £385,000

*****NO UPPER CHAIN*****

- Extended Detached Family Home
- Popular Location In Holbeck
- Hallway, Spacious Lounge
- Modern Fitted Kitchen With Appliances
- Dining Room, Conservatory
- 4 Bedrooms, Family Bathroom
- Central Heating, Double Glazing
- Off Road Parking, Double Garage
- Mature Gardens
- Council Tax Band D



ROSS Estate Agencies

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Stunning extended detached family home in the popular residential area in Holbeck, close to local amenities, transport links and popular primary school. The property is tastefully decorated and updated by the current vendor and is being sold with no upper chain. The property offers excellent family living accommodation comprising of entrance hallway giving access to a spacious lounge, modern fitted high shine grey kitchen with appliances, dining room and ground floor cloaks/W.C. To the first floor the property has 4 bedrooms and a modern fitted bathroom suite. The property benefits from central heating, double glazing, off road parking for several cars, double garage, easy maintenance front garden, mature rear garden with paved seating areas and raised lawned area with plants and shrubs. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Easy maintenance front garden with off road parking, access to garage and a double glazed door to entrance hall

ENTRANCE HALL

Double glazed door with double glazed panel side window, spindle staircase to first floor, laminate flooring, coved ceiling, a radiator and doors to –

LOUNGE

22' 1" x 12' 5" (6.75m x 3.81m)

Double glazed window, double doors to conservatory, coved ceiling, feature fire surround with fire and two radiators

DINING ROOM

14' 3" x 14' 11" (4.36m x 4.57m)

Double glazed patio doors, double glazed window, laminate flooring, wall mounted fire, spotlight ceiling, a radiator and a door to garage

CLOAKS/W.C

Double glazed frosted window, low level W.C, hand wash basin with mixer taps/vanity unit, laminate flooring and a radiator

KITCHEN

12' 0" x 11' 4" (3.67m x 3.46m)

Double glazed window, fitted high shine modern grey wall and base storage units with worktops to compliment, inset shaped one and a half bowl sink unit with mixer taps, integrated oven, microwave, 4 ring hob with extractor over, dishwasher, fridge/freezer, tiled splash, spotlight ceiling, tiled flooring, under stairs and a wine rack

CONSERVATORY

12' 7" x 8' 0" (3.84m x 2.45m)

Double glazed shaped conservatory with double glazed doors to rear garden and tiled flooring

LANDING

Double glazed window, spindle staircase/balustrade, coved ceiling, dado rail, storage cupboard, access to loft and doors to bedrooms and bathroom

BEDROOM 1

11' 2" x 10' 11" (3.42m x 3.34m)

Double glazed window, coved ceiling and a radiator

BEDROOM 2

8' 4" x 10' 6" (2.55m x 3.22m)

Double glazed window, laminate flooring, coved ceiling and a radiator

BEDROOM 3

10' 6" x 6' 11" (3.21m x 2.13m)

Double glazed window, coved ceiling and a radiator

BEDROOM 4

8' 6" x 6' 6" (2.61m x 2.00m)

Double glazed window, coved ceiling and a radiator

BATHROOM

Double glazed window, modern fitted white 3 piece suite with low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with central mixer taps, double headed shower over, tiled walls, spotlight ceiling and a radiator

