



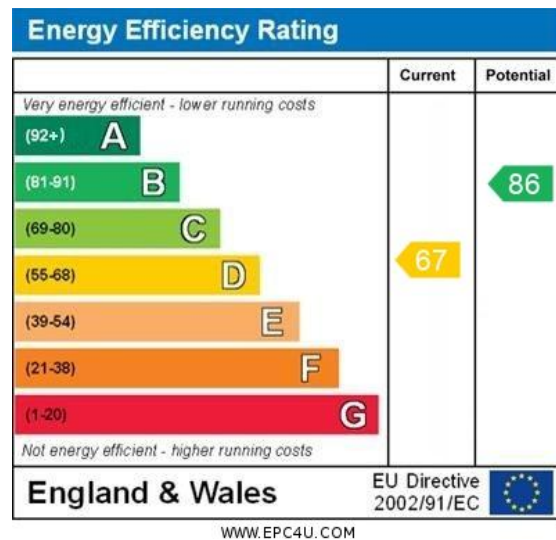
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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

C

#### Contact Details

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

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

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

01229 825636



**Chaucer Way | Barrow-in-Furness | LA13 9UA**

**Asking Price £229,500**

- Detached Family Home
- Sought After Location
- Hallway, Lounge Open To Dining Room
- Kitchen, Conservatory
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Easy Maintenance Front/Rear Gardens
- Off Road Parking, Garage
- Viewing Recommended
- Council Tax Band C



**ROSS Estate Agencies**

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

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

Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

Situated in the popular residential area off Rating Lane, this detached family home offers excellent living accommodation and is close to popular schools, college, transport links and amenities. Internally the property offers entrance hall, lounge, dining room, kitchen and conservatory and to the first floor there are 3 bedrooms and bathroom. The property benefits from central heating, double glazing, off road parking and a garage. There are easy maintenance gardens to the front and rear with paved areas and plants and shrubs. Viewing is recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Easy maintenance front garden with raised flowerbeds, plants, bushes, paved area, side access gate and double glazed door to entrance hall

### ENTRANCE HALL

Stairs to first floor, laminate flooring, coved ceiling, radiator and doors to lounge and kitchen

### LOUNGE

**10' 11" x 12' 6" (3.35m x 3.82m)**

Double glazed bay window, feature fireplace with fire, coved ceiling, radiator, tv point and open archway to dining room

### DINING ROOM

**7' 10" x 8' 11" (2.40m x 2.74m)**

Double glazed patio doors to conservatory, coved ceiling and radiator

### KITCHEN

Double glazed window, double glazed door to side, fitted wall and base storage units with worktops to compliment, inset coloured sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, laminate flooring, storage cupboard and radiator

### CONSERVATORY

**10' 1" x 5' 5" (3.09m x 1.67m)**

Double glazed conservatory with double glazed door to rear garden and laminate flooring

### LANDING

Double glazed window, spindle staircase/balustrade, access to loft and doors to bedrooms and bathroom

### BEDROOM 1

**11' 10" x 9' 1" (3.61m x 2.77m)**

Double glazed window, dado rail, coved ceiling and radiator

### BEDROOM 2

**10' 2" x 10' 1" (3.12m x 3.08m)**

Double glazed window, coved ceiling and radiator

### BEDROOM 3

**8' 2" x 8' 2" (2.49m x 2.50m)**

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

### BATHROOM

Double glazed frosted window, fitted white suite with low level w.c, hand wash basin/vanity unit, corner shower cubicle with shower, paneled walls, tiled flooring and radiator

### GARAGE

With up and over door

### GARDEN

Rear enclosed easy maintenance garden with raised decked/paved areas with pleasant seating areas, plants, borders and shrubs, water tap, side access gate to front, side access gate to rear drive/garage and outside electrics

### VIEWINGS

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.

Anti-Money Laundering checks cost - £25.00 + VAT  
 \*\* This is non refundable once the AML check has been carried out \*\*

