



WORKSHOP/STORE

10' 2" x 8' 11" (3.11m x 2.74m)

Double glazed window with view towards garden and door to side

The property also benefits from solar panels that brings in income

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 - £30.00 Inc VAT ** This is non refundable once the AML check has been carried out**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	90	98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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

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ROSS

Estate Agencies



South Row | Barrow-in-Furness | LA13 0HJ

Asking Price £450,000

- Detached True Bungalow
- Popular Location In Roose
- Hallway, Spacious Lounge
- Open Plan Fitted Kitchen/Diner
- 3 Double Bedrooms
- Modern Fitted Shower Room
- CH, DG, Off Road Parking, Detached Garage
- Easy Maintenance Front Garden
- Gardener's Dream Rear Garden
- Council Tax Band D





Property Description

We are pleased to bring to the market this true detached bungalow in the popular residential area of Roose, close to local amenities, transport links and primary schools. The property boasts excellent living accommodation comprising of vestibule, entrance hallway giving access to a spacious bay windowed lounge, modern open plan fitted kitchen with built in appliances and feature island, dining area, cloaks/wc, 3 double bedrooms and a modern fitted shower room. The property benefits from central heating, double glazing, (solar panels), easy maintenance front garden with in/out drive, access to the rear with ample parking, a detached garage with electric door and workshop. To the rear is every gardener's dream, a stunning mature enclosed garden with raised paved area, lawned areas with plants, shrubs and trees, enclosed paved area with pergola covered in grape vines and greenhouse. Viewings are highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front garden area with plants, shrubs, rockeries, in and out driveway, extensive off road parking, paved seating area, access to rear, access to garage and double glazed door with double glazed frosted window to vestibule

VESTIBULE

Oak effect flooring, coved ceiling, door with frosted window to hallway

HALLWAY

Oak effect flooring, double door storage cupboard, radiators, access to loft and doors to –

CLOAKS/WC

Double glazed frosted window, oak effect flooring, low level w.c, pedestal hand wash basin with taps, radiator and tiled splash

LOUNGE

15' 9" x 15' 2" (4.81m x 4.63m)

Double glazed bay window, feature fire surround with multi fuel fire, radiator and double doors to kitchen/diner

OPEN PLAN KITCHEN/DINER

11' 7" x 26' 0" (3.55m x 7.95m)

Double glazed windows, double glazed door to rear, fitted cream wall and base storage units with worktops to compliment, inset 1 and a half stainless steel sink unit with mixer taps, 2 integrated ovens, oven 1 is a compact oven with steam function, oven 2 is a compact oven with microwave function, microwave, induction hob with extractor above on the ceiling, dishwasher, fridge, freezer, feature central island with storage, feature lighting above units, spotlight ceiling and 2 radiators

BEDROOM 1

12' 10" x 11' 6" (3.92m x 3.52m)

Double glazed window, fitted wardrobes, overbed storage, drawer units, coved ceiling and radiator

BEDROOM 2

11' 9" x 9' 6" (3.60m x 2.90m)

Double glazed window, built in double door wardrobes, coved ceiling and radiator

BEDROOM 3

9' 6" x 12' 0" (2.92m x 3.66m)

Double glazed window, storage cupboard, coved ceiling and radiator

SHOWER ROOM

Double glazed frosted window, 3 piece suite with low level w.c, feature hand wash basin with mixer taps/vanity unit, double size walk in shower cubicle with shower, spotlight ceiling, paneled walls, laminate flooring and radiator

GARDEN

A gardener's dream with paved seating area with plants, shrubs and pond, steps down to mature garden with lawned area, plants, shrubs and trees, enclosed paved seating area which has a pergola covered in grape vines, access to the greenhouse, potting area, fruit trees, apples, pears etc, outside electrics, water tap and access to the front of the property

GARAGE

15' 3" x 10' 4" (4.66m x 3.17m)

Electric door, power and light, double glazed windows and door to workshop/store

