



YARD

Rear enclosed yard with printed flooring, paved seating area, water tap and access gate

GARAGE

8' 2" x 5' 10" (2.51m x 1.79m)

With up and over remote control door, power and light, double glazed borrowed window and extractor unit

VIEWINGS

Key accompanied

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	67	
(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	
www.epc4u.com			

Tenure

Freehold

Council Tax Band

C

Contact Details

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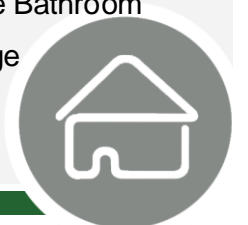
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Promenade | Barrow-in-Furness | LA14 3QR

Asking Price £295,000

- Well Presented, Tastefully Decorated Family Home
- Sought After Location On Walney
- Pleasant Views Towards The Channel
- Hallway, Bay Windowed Lounge
- Spacious Dining Room
- Fitted Kitchen, Utility Room
- 3 Bedrooms
- Modern Fitted 4 Piece Suite Bathroom
- CH, DG, Yard, Small Garage
- Council Tax Band C



ROSS Estate Agencies

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Property Description

Wow, what a stunning family home!!

In the sought after location on the promenade, with pleasant open views towards the channel, this mid terrace home offers excellent family living accommodation. Internally there is an entrance vestibule, hallway with feature tiled flooring, bay windowed lounge, double doors to the dining room, fitted kitchen, utility room/cloaks/W.C, 3 bedrooms and a modern fitted 4 piece suite bathroom with freestanding bath. The property benefits from some lovely features including sash style double glazed windows, lovely fireplace in the lounge and coved ceilings. The property has central heating, double glazing, rear enclosed yard with seating area and access to a small garage with electric up and over door. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Access gate to communal access path, access gate to front easy maintenance garden with stunning views towards the channel, decked raised seating area, shale area with seating area and door to vestibule

VESTIBULE

Tiled flooring, borrowed frosted window and feature door to entrance hall

ENTRANCE HALL

Feature tiled flooring, part paneled walls, under stairs storage, spindle staircase to first floor, coved ceiling with ceiling roses and radiator

LOUNGE

16' 9" x 11' 9" (5.12m x 3.59m)

Double glazed sash style bay window with pleasant views towards the channel, feature fireplace with multi fuel fire, laminate flooring, coved ceiling with ceiling rose, radiator and double doors to dining room

DINING ROOM

16' 9" x 12' 0" (5.12m x 3.68m)

Double glazed door to rear, built in storage/doors/drawer units with fireplace and fire, laminate flooring, coved ceiling with ceiling rose, spotlight ceiling and radiator

KITCHEN

13' 7" x 8' 2" (4.15m x 2.51m)

Double glazed sash style window, fitted white wall and base storage units with worktops to compliment, inset Belfast style sink unit with mixer taps, Free Range Flavel cooker with double oven, 7 ring hob with extractor over, glass display unit, American style fridge/freezer, tiled splash, spotlight ceiling and door to utility room

UTILITY ROOM/CLOAKS/WC

Low level w.c, plumbing for washer, fitted wall units with worktops, tiled flooring, spotlight ceiling and radiator

LANDING

Spindle balustrade, part paneled walls, access to loft, coved ceiling with ceiling rose and doors to bedrooms and bathroom

BEDROOM 1

10' 5" x 13' 3" (3.19m x 4.06m)

Double glazed sash style window with pleasant views towards the channel, built in double door wardrobe and radiator

BEDROOM 2

12' 2" x 8' 5" (3.73m x 2.58m)

Double glazed sash style window, built in double door wardrobe and radiator

BEDROOM 3

6' 8" x 6' 9" (2.05m x 2.06m)

Double glazed sash style window with pleasant views towards the channel and radiator

LOFT

Boarded, carpeted with light, ideal storage

BATHROOM

Double glazed frosted sash style window, 4 piece suite with low level w.c, pedestal hand wash basin with mixer taps, freestanding bath tub with mixer taps/shower head, double size walk in shower cubicle with double headed shower, tiled walls, tiled flooring, spotlight ceiling and towel rail

