

## 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

## 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\*\*

## 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  
C

## Contact Details

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
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.



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# ROSS

## Estate Agencies



**Promenade | Barrow-in-Furness | LA14 3QR**

**Asking Price £285,000**

- 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





## 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

The property is set in an elevated position maximizing the stunning views over towards the Cumbrian mountains and Walney channel. Access to the property is via a communal featured wrought iron effect gate leading up the steps with handrail and through a private gate into a low maintenance garden incorporating decking and a slate gravel seating area.

### 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

**17' 0" x 17' 0" (5.2m x 5.2m)**

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

