

BATHROOM

3 piece suite with low level w.c, hand wash basin with mixer taps, vanity unit, panel enclosed bath with shower over, tiled walls and tiled flooring

GARDEN

Rear enclosed garden with paved seating area, artificial grass, plants, shrubs, trees, water tap, outside electrics and side access gate

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 **

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	85
(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	

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.



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

Residential Sales Residential Lettings Commercial Sales & Lettings

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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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



Lancewood Crescent | Barrow-in-Furness | LA13 0UG Asking Price £335,000

- Stunning Family Home
- Sought After Location In Holbeck
- Well Presented, Tastefully Decorated
- Accommodation Over 3 Floors
- Lounge, Modern Kitchen/Diner
- Study, Ground Floor Cloaks
- 3 Bedrooms With Master Having Ensuite
- Central Heating, Double Glazing, Off Road Parking
- Gardens To Front/Rear
- Council Tax Band C





Property Description

Set in the sought after location of Holbeck, this stunning family home is close to popular schools, local amenities, transport links and offers excellent family living accommodation over 3 floors. The property comprises of an entrance hallway, study, ground floor cloaks, modern fitted kitchen/diner with patio doors leading to the garden and feature staircase leading to the first floor. To the first floor there is a spacious lounge with picture window with views over the countryside and master bedroom with ensuite. To the second floor there's 2 double bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking for several cars, easy maintenance front garden with an enclosed rear garden with paved seating areas and artificial grass with plants and shrubs. Viewings are highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking for several cars, easy maintenance front garden area with access gate, rockery and double glazed door to entrance hall

ENTRANCE HALL

Karndean flooring, open archway, feature staircase to first floor, under stairs storage, radiator and doors to –

GROUND FLOOR CLOAKS/WC

Double glazed frosted window, radiator, low level w.c, feature hand wash basin with mixer taps/vanity unit, Karndean flooring and tiled splash

STUDY

7' 11" x 9' 2" (2.43m x 2.81m)

Double glazed window, Karndean flooring and radiator

KITCHEN/DINER

16' 3" x 11' 5" (4.97m x 3.50m)

Double glazed window, double glazed patio doors, fitted high shine wall and base storage units with worktops to compliment, inset 1 and a half bowl stainless steel sink unit with mixer taps, integrated oven, 5 ring hob with extractor over, integrated fridge, dishwasher, tiled splash, Karndean flooring, coved ceiling with spotlights and radiator

UTILITY ROOM

7' 8" x 7' 9" (2.36m x 2.38m)

Double glazed frosted door, fitted base units with stainless steel sink unit with mixer taps, plumbing for washer, tiled splash, Karndean flooring, storage cupboard and radiator

1ST FLOOR LANDING

Feature staircase, double door storage, stairs to second floor and doors to lounge and master bedroom

LOUNGE

11' 8" x 16' 3" (3.58m x 4.96m)

Double glazed picture window with pleasant countryside views, wall mounted pebble effect fire, coved ceiling and radiator

L SHAPED MASTER BEDROOM

16' 5" x 10' 8" (5.01m x 3.27m)

Double glazed windows with pleasant views, 2 radiators and door to ensuite

ENSUITE

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with mixer taps/vanity unit, walk in shower cubicle with shower, tiled walls, tiled flooring and towel rail

2ND FLOOR LANDING

Feature balustrade, access to loft and doors to bedrooms and bathroom

BEDROOM 2

10' 2" x 14' 9" (3.11m x 4.51m)

Double glazed velux window, storage in eaves and radiator

BEDROOM 3

12' 11" x 12' 8" (3.94m x 3.88m)

Double glazed window, storage in eaves and radiator

