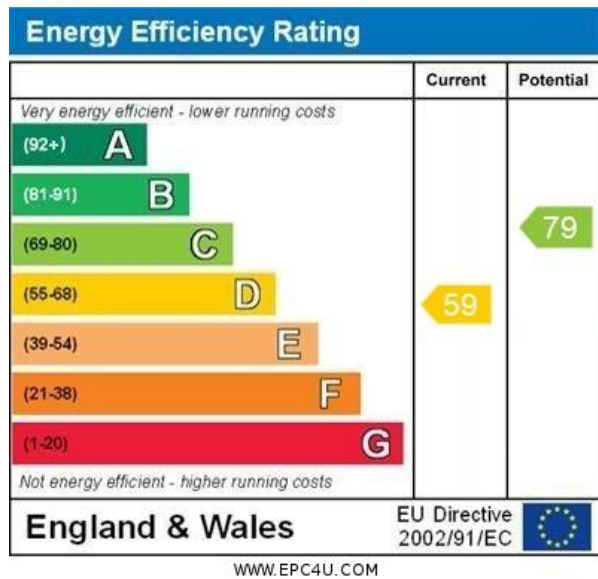


10 Rakesmoor Lane, Barrow

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

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Rakesmoor Lane | Barrow-in-Furness | LA14 4LG

Asking Price £260,000

- Extended Semi Detached Home
- Popular Location In Hawcoat
- Hallway, Open Lounge, Dining Room
- L-shaped Kitchen/Diner
- 3 Bedrooms, Family Bathroom
- Central Heating, Double Glazing, Boarded Loft
- Mature Gardens Front/Rear
- Off Road Parking, Decked Seating Area
- Vacant Possession
- Council Tax Band C





Property Description

We are pleased to bring to the market this extended semi detached family home in the popular location in Hawcoat close to local amenities and transport links. The property offers excellent family living accommodation comprising of entrance hallway leading to a spacious open plan lounge, dining room, L-shaped kitchen/diner, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking, front garden, rear mature garden with decked seating area, covered BBQ area, potting shed/store and summer house. Viewing is highly recommended to appreciate the size and standard on offer and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking, easy maintenance front garden and double glazed door with frosted panels to entrance hall

ENTRANCE HALL

Stairs to first floor, under stairs storage, radiator and doors to lounge and kitchen

LOUNGE

11' 0" x 13' 1" (3.37m x 3.99m)

Double glazed window, fire with tiled surround and hearth, storage cupboard, picture rail, radiator and open to dining room

DINING ROOM

10' 2" x 11' 1" (3.12m x 3.40m)

Double glazed door to rear garden, double glazed windows, picture rail and radiator

KITCHEN/DINER

Extended L-shaped kitchen with double glazed windows, fitted cream wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, breakfast bar, plumbing for washer, tiled splash, tiled flooring, wood effect flooring and radiator

LANDING

Double glazed frosted window, balustrade, access to loft and doors to bedrooms and bathroom

BEDROOM 1

13' 2" x 10' 3" (4.02m x 3.14m)

Double glazed shaped window, built in double door wardrobe, picture rail and radiator

BEDROOM 2

10' 8" x 9' 10" (3.27m x 3.02m)

Double glazed window and radiator

BEDROOM 3

6' 6" x 6' 7" (2.00m x 2.03m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower head and shower over, tiled splash, part paneled walls and radiator

LOFT

Boarded loft with pull down ladder, double glazed velux window and power/light

GARDEN

Rear enclosed mature garden with decked seating area, lawned area with plants and shrubs, shale seating area with mature plants and trees, storage/potting shed, covered outside BBQ seating area, summerhouse 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**

