

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 **

Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

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.

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
E

Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings



ROSS

Estate Agencies



Stoneham Close | Barrow-in-Furness | LA13 0SX

Asking Price £339,950

- Stunning Detached Family Home
- Sought After Location With Open Views
- Hallway, GF Cloaks, Spacious Lounge
- Modern Fitted Kitchen/Diner
- 4 Double Bedrooms, Master Having En-Suite
- Family Bathroom, Utility Room
- CH, DG, Off Road Parking, Garage
- Easy Maintenance Front Gardens With Views
- Mature Rear Garden With Water Feature
- Council Tax Band E





Property Description

Stunning detached family home in the popular residential area, close to local amenities, transport links and popular primary school. The property is well presented and tastefully decorated throughout by the current vendor. The property comprises of entrance hallway giving access to the ground floor cloaks, spindle staircase to first floor, spacious lounge with lovely views, modern fitted kitchen/diner with built in appliances, utility room, 4 double bedrooms with master having en-suite and a family bathroom. The property benefits from central heating, double glazing and off road parking giving access to the garage, easy maintenance front garden with open views, stunning rear enclosed garden with mature plants/shrubs, water feature with pond and paved seating areas. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Composite door

ENTRANCE HALLWAY

Wooden flooring, spindle staircase to first floor, under stairs storage and doors to –

GROUND FLOOR WC

6' 10.5" x 3' 9.5" (2.08m x 1.14m)

LOUNGE

14' 6" x 10' 9" (4.43m x 3.30m)

Double glazed windows with pleasant views, open fire place, coved ceiling and double doors to kitchen/diner

KITCHEN/DINER

19' 8" x 12' 7" (6.00m x 3.84m)

Double glazed window, double glazed patio doors to rear, fitted white high shine wall and base storage units with Quartz grey sparkle worktops to compliment, inset black graphite sink unit with mixer taps, integrated double oven, ceramic hob unit with extractor over, integrated dishwasher, fridge, microwave, wine rack, laminate flooring, spotlight ceiling, coved ceiling and doors to utility

UTILITY ROOM

5' 4" x 9' 5" (1.64m x 2.88m)

Double glazed stable door, access to garage, plumb for washer, base unit with work tops to compliment, access to loft, storage area and a radiator

LANDING

Spindle staircase, balustrade, access to loft, doors to –

BEDROOM 1

10' 11" x 10' 4" (3.34m x 3.17m)

Double glazed window, built in wardrobe, radiator and door to en-suite

ENSUITE

Double glazed frosted window, 3 piece suite with low level W.C, hand wash basin with mixer taps, vanity units, shower cubicle with shower, composite paneled walls and laminate flooring

BEDROOM 2

15' 7" x 9' 3" (4.77m x 2.82m)

Double glazed window with pleasant views and a radiator

LOFT

Boarded loft, hot water tank and power/light

BEDROOM 3

8' 5" x 9' 11" (2.58m x 3.03m)

Double glazed window and a radiator

BEDROOM 4

10' 11" x 7' 2" (3.33m x 2.18m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted windows, 4 piece suite with low level W.C, hand wash basin with mixer taps, vanity unit, shaped panel enclosed bath with mixer taps, shower cubicle with shower, tiled splash and tiled flooring

GARAGE

Electric door, power/light, workshop area with cupboards and shelving, power for outside, stainless steel sink unit with taps and an outside water tap

GARDEN

Rear enclosed mature garden with paved seating area, raised lawned area with plants/shrubs, water feature with pond/water fall, outside electrics, water tap and outside lights

