



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.

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

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 **

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.

Tenure

Freehold

Council Tax Band

D

Contact Details

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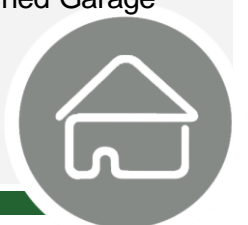


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Furness Park Road | Barrow-in-Furness | LA14 5PT Asking Price £299,950

- Extended Semi Detached Family Home
- Sought After Location
- Porch, Hallway, Ground Floor Cloaks/WC
- Open Lounge, Dining Room
- Modern Fitted Coloured Kitchen
- 3 Double Bedrooms, Master Having Ensuite
- Family Bathroom
- CH, DG, Off Road Parking, Detached Garage
- Gardens To Front/Rear
- Council Tax Band D





Property Description

We are delighted to bring to the market this extended semi-detached family home in the popular residential area off Oxford Street close to local amenities, schools and transport links. The property offers excellent family living accommodation comprising of double glazed porch leading to the hallway with cloaks/w.c, spindle staircase to first floor, access to the bay windowed dining room, open to the lounge with double glazed patio doors to the rear garden, modern fitted coloured kitchen units with integrated double oven/microwave and breakfast bar. To the first floor the property offers 3 double bedrooms with master bedroom having ensuite and bedroom 2 having shower cubicle, modern white 3 piece suite family bathroom with feature tiled walls. The property benefits from central heating, double glazing, easy maintenance front garden with driveway for several cars, access to detached garage and double gates to rear enclosed garden with decked area and artificial grass. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front garden with plants and paved area, driveway for several cars, access to garage, water tap and double gates to rear garden

PORCH

Double glazed porch with double glazed windows and double glazed door to entrance hall

ENTRANCE HALL

Spindle staircase to first floor, under stairs storage, laminate flooring and doors to –

DINING ROOM

12' 7" x 12' 11" (3.84m x 3.96m)

Double glazed bay window, laminate flooring, radiator and open to lounge

LOUNGE

11' 5" x 16' 0" (3.49m x 4.88m)

Double glazed patio doors to rear and 2 radiators

CLOAKS/WC

Double glazed frosted window, low level w.c, hand wash basin with taps and tiled splash

EXTENDED KITCHEN

Double glazed windows, double glazed door to rear, fitted coloured wall and base storage units with wood effect worktops to compliment, inset black sink unit with mixer taps, integrated double oven/microwave, 5 ring hob with extractor over, plumbing for dishwasher/washing machine, under stairs storage, (boiler), tiled splash, tiled flooring and radiator

LANDING

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

BEDROOM 1

15' 1" x 9' 1" (4.60m x 2.79m)

Double glazed window, built in wardrobes with mirrored doors, radiator and door to ensuite

ENSUITE

Low level w.c, hand wash basin with mixer taps, corner shower cubicle with shower and tiled walls

BEDROOM 2

10' 9" x 14' 2" (3.29m x 4.34m)

Double glazed bay window, fitted full length wardrobes with hanging/shelving and radiator

BEDROOM 3

13' 3" x 7' 6" (4.06m x 2.30m)

Double glazed window, fitted shower cubicle with shower and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, shaped hand wash basin with mixer taps, panel enclosed bath with mixer taps, double headed shower over, tiled walls, tiled flooring, paneled ceiling and radiator

GARAGE

Detached garage with up and over door and power/light

GARDEN

Double gates to side of property, enclosed rear garden with raised decked area, artificial grass, plants and shrubs

