



213 Rating lane, Barrow

### GARDEN

Rear enclosed garden with raised artificial grass area with plants/shrubs, raised decked area with summer house, paved seating area to the side, enclosed seating area and access to large storage unit and a water tap

### VIEWING

Key accompanied

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.

### AGENT NOTE

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Anti-Money Laundering checks cost - £25.00 + VAT \*\*  
This is non refundable once the AML check has been carried out \*\*

### General

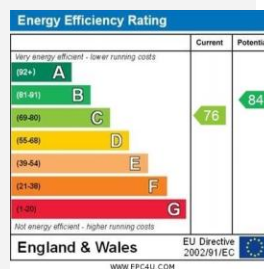
Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements 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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### Rating Lane | Barrow-in-Furness | LA13 9LQ

Asking Price £249,950

- Extended Semi- Detached Family Home
- Sought After Location
- Well Presented And Tastefully Decorated
- Hallway, Lounge, Dining Room
- Extended Fitted Kitchen/Diner
- 3 Bedrooms, Bathroom
- CH, DG, Parking Bay On Front
- Front/Rear Gardens
- Off Road Parking Car Port
- Council Tax Band C



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

No upper chain. We are delighted to bring to the market this extended semi-detached family home in the popular residential area, close to local amenities, local schools and transport links. The property is well presented and tastefully decorated throughout. The property comprises of porch, entrance hallway leading to bay window lounge, dining room, fitted extended kitchen/diner with breakfast bar, 3 bedrooms and a modern fitted bathroom suite. The property benefits from central heating, double glazing, easy maintenance front garden, rear enclosed garden with raised artificial grass area with decked area and summer house, off road parking bay outside the property with off road parking car port leading to rear garden with double gates. Viewing is highly recommended.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Easy maintenance front garden area with paved area, step leading to front door, off road parking area, access to off road car port, double gates to rear and a double glazed door to porch

### PORCH

Double glazed windows, double glazed door to entrance hall (with coloured glass side panels)

### ENTRANCE HALL

Stairs to first floor, under stairs storage, laminate flooring, picture rail and doors to -

### LOUNGE

**11' 5" x 13' 0" (3.50m x 3.98m)**

Double glazed bay window, feature fire surround with fire, coved ceiling and a radiator

### DINING ROOM

**12' 2" x 11' 4" (3.71m x 3.46m)**

Double glazed patio doors to conservatory, feature fire surround with coal effect fire, laminate flooring and a radiator

### KITCHEN/DINER

**19' 1" x 9' 5" (5.82m x 2.89m)**

Double glazed windows, double glazed door, double glazed Velux windows, fitted high shine red wall and base drawer units with work tops to compliment, inset one and a half bowl sink unit with mixer taps, integrated oven, 5 ring hob with extractor over, integrated fridge, breakfast bar, display unit tiled splash, paneled ceiling with spotlights, laminate flooring and a radiator

### CONSERVATORY

**8' 3" x 10' 4" (2.52m x 3.16m)**

Double glazed patio doors to rear garden, double glazed windows and tiled flooring

### LANDING

Double glazed frosted window, balustrade, access to loft and doors to -

### BEDROOM 1

**13' 1" x 9' 11" (4.01m x 3.04m)**

Double glazed bay window, fitted full length mirrored wardrobes with hanging/shelfing, picture rail and a radiator

### BEDROOM 2

**11' 10" x 9' 4" (3.63m x 2.86m)**

Double glazed window, fitted full length mirrored wardrobes with hanging/shelfing, picture rail and a radiator

### BEDROOM 3

**7' 2" x 6' 8" (2.20m x 2.05m)**

Double glazed window and a radiator

### LOFT

Pull down ladder, Velux window, boarded storage area

### BATHROOM

Double glazed frosted window, fitted suite with low level W.C, hand wash basin with mixer taps, bidet, vanity unit, double size shower cubicle with shower, paneled walls, paneled ceiling with spotlights

### STORE UNIT

**20' 0" x 9' 1" (6.10m x 2.78m)**

Double glazed door, double glazed frosted windows, plumb for washer

