

**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\*\*



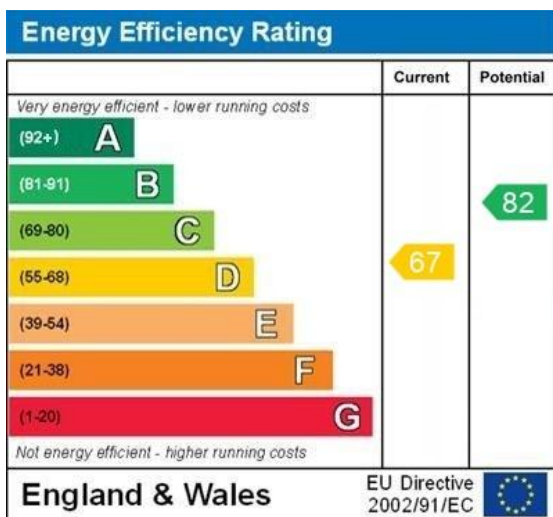
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.

**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.



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**  
C

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

[www.rossestateagencies.com](http://www.rossestateagencies.com)  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
01229 825636



**Hill Road | Barrow-in-Furness | LA14 4EY**

**Asking Price £235,000**

- Calling All First Time Buyers
- Ideal Location On Hill Road
- In Need Of Modernising/Updating
- Semi Detached Family Home
- 2 Reception Rooms, Kitchen
- 3 Bedrooms, Bathroom, Separate Cloaks/W.C.
- Central Heating, Double Glazing, Utility Room
- Off Road Parking, Garage, Outhouse
- Gardens To Front/Rear
- Council Tax Band C





## Property Description

\*\*\*CALLING ALL FIRST TIME BUYERS\*\*\*

Situated in the popular residential area of Hill Road this semi-detached family home is close to local amenities, transport links and woodland walk How Tun Woods. The property is in need of full modernisation and renovation which is reflected in the asking price. Internally the property offers entrance hallway leading to spacious lounge, dining room, kitchen, 3 bedrooms and bathroom with separate cloaks/w.c. The property benefits from central heating, double glazing, off road parking giving access to the garage/utility room and front and rear gardens with lawned areas, plants and shrubs. Viewing is recommended to appreciate the size on offer and is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Double gates leading to off road parking and giving access to the garage, easy maintenance front garden with lawned area, paved area with plants and shrubs and double glazed door to entrance hall

### ENTRANCE HALL

Double glazed frosted window, stairs to first floor, under stairs storage, picture rail, radiator and doors to –

### LOUNGE

11' 2" x 11' 9" (3.41m x 3.59m)

Double glazed window, coved ceiling and radiator

### DINING ROOM

14' 6" x 11' 4" (4.43m x 3.46m)

Double glazed windows, double glazed doors to rear, feature fire surround with fire, coved ceiling and radiator

### KITCHEN

Double glazed window, door to garage, fitted base units with stainless steel sink unit and taps, tiled splash, storage cupboard and radiator

### UTILITY ROOM

5' 10" x 5' 11" (1.78m x 1.81m)

Double glazed door, double glazed window, cooker point and base units

### LANDING

Double glazed frosted window, feature balustrade, access to loft and doors to –

### BEDROOM 1

14' 1" x 10' 0" (4.30m x 3.06m)

Double glazed window, coved ceiling and radiator

### BEDROOM 2

12' 3" x 10' 2" (3.75m x 3.10m)

Double glazed window, coved ceiling and radiator

### BEDROOM 3

7' 7" x 8' 5" (2.33m x 2.58m)

Double glazed window, built in storage cupboard and radiator

### CLOAKS/WC

Double glazed frosted window, low level w.c, part tiled walls and radiator

### BATHROOM

Double glazed frosted window, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower over, tiled splash, built in storage cupboard and radiator

### GARAGE

6' 8" x 13' 10" (2.05m x 4.23m)

Double glazed door and double glazed frosted window

### GARDEN

Enclosed rear garden with lawned area, plants and shrubs, outhouse, water tap and storage shed

### VIEWINGS

Key accompanied

