



AGENT NOTE

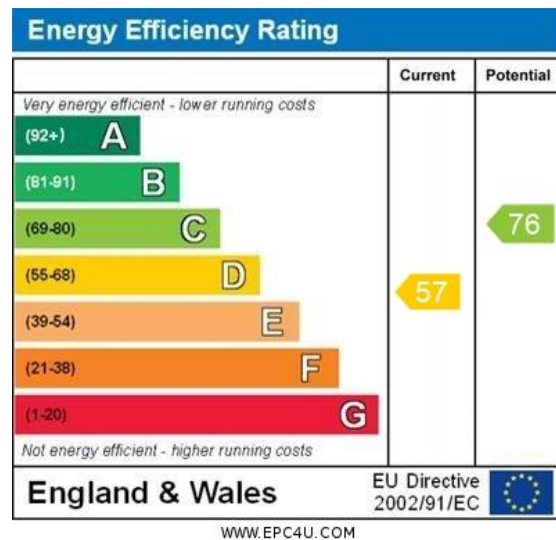
In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional 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 **

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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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.



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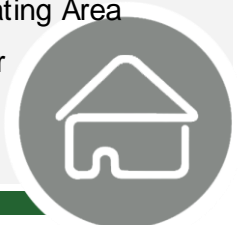
Residential Sales Residential Lettings Commercial Sales & Lettings



Victoria Avenue | Barrow-in-Furness | LA14 5NQ

Asking Price £199,950

- Ideal For First Time Buyers
- Popular Residential Area
- Hallway, Bay Window Lounge
- Spacious Dining Room, Fitted Kitchen With Appliances
- 3 Bedrooms, Separate Cloaks/W.C
- Modern High Shine Grey Shower Suite
- CH, Mostly DG (except 3 windows)
- Off Road Parking, Side Seating Area
- Mature Gardens Front/Rear
- Council Tax Band C





Property Description

We are pleased to bring to the market this semi-detached family home in the popular residential area off Oxford Street, close to local amenities, popular schools and transport links. The property would suit a variety of buyers, especially first time buyers starting up a new home. The property comprises of entrance hallway with some lovely features including circular window and coved ceilings, bay windowed lounge, spacious dining room and a fitted cream kitchen with built in appliances. To the first floor, the property has 3 bedrooms, separate cloaks/W.C and a modern fitted shower room with high shine grey vanity unit. The property benefits from central heating, mostly double glazing (except 3 small windows), double gates to front offering off road parking and a mature front/rear garden with plenty of plants/shrubs/trees, greenhouse, outhouse and also to the side of the property offers a spacious paved seating area. Viewing is highly recommended to appreciate the size on offer and it is being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Double gates leading to off road parking, front mature garden with lawned area, plants/shrubs/trees, access gate to side/rear gardens

ENTRANCE HALLWAY

Double glazed door, feature circular frosted window, stairs to first floor with spindle staircase, coved ceiling, a radiator and doors to –

LOUNGE

14' 2" x 11' 5" (4.32m x 3.49m)

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

DINING ROOM

15' 3" x 11' 2" (4.67m x 3.42m)

Double glazed window, feature open fire place, picture rail and a radiator

KITCHEN

Double glazed window, double glazed door to side, 1 wooden frosted window, fitted cream wall and base storage units with worktops to compliment, inset one and a half bowl sink unit with mixer taps, integrated oven, 4 ring hob, microwave, extractor over, fridge/freezer, tiled splash and paneled ceiling with spotlights

LANDING

Double glazed window, spindle balustrade and doors to –

BEDROOM 1

15' 1" x 11' 2" (4.62m x 3.42m)

Double glazed bay window, picture rail and a radiator

BEDROOM 2

12' 7" x 9' 11" (3.86m x 3.04m)

Double glazed window, picture rail and a radiator

BEDROOM 3

6' 4" x 7' 6" (1.95m x 2.31m)

Double glazed window, laminate flooring and a

radiator

plants/shrubs/trees, paved seating area, greenhouse and storage area

CLOAKS/W.C

Frosted window, low level W.C, paneled walls and paneled ceiling with spotlights

Paved seating area to the side, outhouse and access to rear garden

BATHROOM

Double glazed frosted window, modern fitted high shine grey vanity units with storage, hand wash basin with mixer taps, walk in shower cubicle with double headed shower, paneled walls, paneled ceiling with spotlights and a radiator

OUTHOUSE

Window, Belfast style sink with taps, boiler and power/light

VIEWING

Key accompanied

GARDEN

Rear enclosed mature garden with lawned area,

Draft particular subject to client approval

