



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

B

Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings



Miller Close | Newton-in-Furness | LA13 0NE

Asking Price £199,950

- Mews Barn Conversion
- Village Location Of Newton-in-Furness
- Spacious Lounge/Dining Room
- Fitted Kitchen
- 2 Bedrooms, 1 Ground Floor, 1 First Floor
- Good Size Bathroom
- Central Heating, Double Glazing
- Easy Maintenance Garden, Patio Areas
- Large Workshop/Storage
- Council Tax Band B





Property Description

Situated in the lovely village of Newton-in-Furness this mews style barn conversion offers spacious accommodation and is close to Dalton and Barrow. The village has 2 public houses, a village hall and play areas. Internally the property offers lounge/diner with woodburner and beamed ceiling, spindle staircase to the first floor, fitted kitchen, one ground floor bedroom and to the first floor there is a second bedroom and a spacious bathroom with white 3 piece suite and blue and white tiling to compliment. Outside the property has an easy maintenance garden with patio, seating areas, plants and shrubs and a large workshop/store area. The property benefits from central heating, double glazing and would suit a variety of buyers. Viewing is recommended as the property is attractively priced.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front garden area with paved seating area, plants, shrubs, raised boundary wall, side access gate to rear and door to lounge

LOUNGE/DINER

19' 0" x 12' 3" (5.80m x 3.75m)

Double glazed wooden windows, feature fireplace with woodburner, beamed ceiling, laminate flooring, spindle staircase to first floor and doors to kitchen and bedroom

KITCHEN

Double glazed wooden window, fitted wall and base storage units with worktops to compliment, integrated oven, 4 ring hob, sink with taps, plumbing for washer, beamed ceiling and door to side of property

GROUND FLOOR BEDROOM

9' 10" x 11' 6" (3.02m x 3.51m)

Double glazed wooden window, laminate flooring, beamed ceiling and radiator

LANDING

Double glazed wooden window and doors to bedroom and bathroom

BEDROOM 2

9' 4" x 7' 10" (2.86m x 2.40m)

Double glazed velux window, built in storage in eaves, storage cupboard, access to loft and radiator

BATHROOM

Double glazed velux window, window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash and storage cupboard

COURTYARD

With access gate, paved area and access to workshop

WORKSHOP

With power and light, windows and door access

VIEWINGS

By appointment

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 **

