

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 - £30.00 Inc 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.

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.

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
>92+	A		77
81-91	B		
69-80	C		
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs
Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC
WWW.EPC4U.COM

Tenure

Freehold

Council Tax Band

C

Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings



ROSS

Estate Agencies



Yealand Drive | Barrow-in-Furness | LA14 4JX

Asking Price £249,950

- Extended Semi Detached Family Home
- Popular Location Off Dane Ave
- Hallway, Spacious Lounge
- Dining Room, Study Area
- Fitted White Kitchen
- 3 Bedrooms, Shower Room
- Central Heating, Double Glazing
- Gardens To Front/Rear
- Off Road Parking, Double Garage
- Council Tax Band C





Property Description

We are pleased to bring to the market this extended semi detached family home in the popular residential area off Dane Avenue close to local amenities, transport links and the woodland walk How Tun Woods. The property is in need of some updating which is reflected in the asking price. The property comprises of entrance porch leading to the hallway giving access to a spacious lounge with double doors to the dining room, study, fitted white kitchen and to the first floor the property has 3 good size bedrooms and a fitted shower room. The property benefits from central heating, double glazing, off road parking giving access to the double garage, mature front and rear enclosed gardens with lawned/paved areas. Viewing is recommended to appreciate the size on offer and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking giving access to the garage, front garden with mature plants and shrubs, side access gate, double glazed door to porch with double glazed window and double glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor, under stairs storage, storage cupboard, dado rail, radiator and doors to –

LOUNGE

11' 3" x 15' 3" (3.44m x 4.65m)

Double glazed window, feature wall mounted fireplace with fire, coved ceiling with ceiling rose, radiator and double doors to dining room.

DINING ROOM

10' 7" x 10' 6" (3.23m x 3.21m)

Double glazed window, coved ceiling with ceiling rose and radiator.

KITCHEN

14' 1" x 9' 0" (4.31m x 2.76m)

Double glazed window, double glazed door, fitted white wall and base storage units with black worktops to compliment, inset 1 and a 1/2 bowl sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, tiled splash, breakfast bar, plumbing for washer and door to garage.

STUDY

12' 9" x 7' 4" (3.89m x 2.25m)

Double glazed window, door to kitchen/dining room and radiator.

LANDING

Double glazed frosted window, storage cupboard, dado rail and doors to bedrooms and shower room

BEDROOM 1

12' 2" x 11' 7" (3.71m x 3.54m)

Double glazed window, fitted wardrobes with bedside drawer cabinets and radiator.

BEDROOM 2

11' 5" x 10' 6" (3.49m x 3.21m)

Double glazed window, fitted wardrobes with drawers and radiator.

BEDROOM 3

7' 1" x 9' 7" (2.17m x 2.93m)

Double glazed window, double door storage cupboard, fitted vanity unit and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, pedestal hand wash basin with taps/vanity unit with storage, walk in double size shower cubicle with shower, part paneled walls and spotlight ceiling

LOFT

With pull down ladder

GARAGE

16' 3" x 14' 6" (4.97m x 4.44m)

Double up and over door, window, door to side access, power and light

CLOAKS/WC

Double glazed frosted window and low level w.c.

GARDEN

Mature rear garden with plants, shrubs and lawned area, paved seating area and water tap.

