

Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft
(including Garage)



GARAGE

17' 1" x 8' 0" (5.21m x 2.46m)

Having double door access to the front elevation, 2 double power points, plumbing for a washing machine, wall mounted gas central heating condensing boiler and integral access to the kitchen.

GARDEN

Easy maintenance rear enclosed garden with paved seating area, raised decked areas, summer house, workshop/store and plants/shrubs

VIEWING

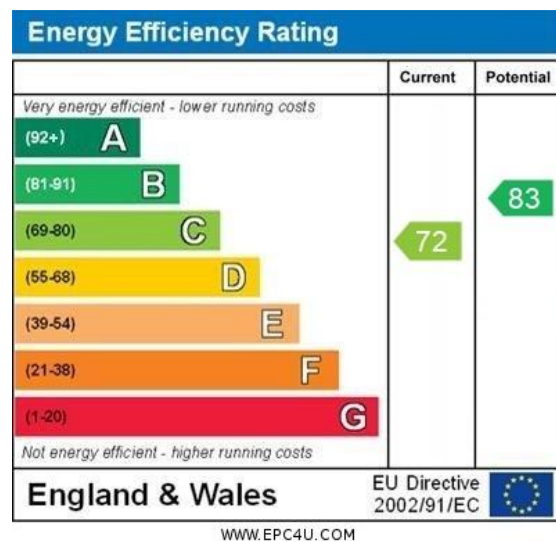
Highly recommended

Draft particular subject to client approval

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

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Central Drive | Barrow-in-Furness | LA14 3HZ

Asking Price £295,000

- Spacious Detached Family Home
- Popular Residential Area On Walney
- Hallway, Lounge
- Modern Fitted Kitchen/Dining Room
- 4 Bedrooms, En-suite
- Family Bathroom, GF Cloaks/W.C
- Central Heating, Double Glazing
- Gardens To Front/Rear
- Off Road Parking, Garage
- Council Tax Band C



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Property Description

We are pleased to bring to the market this detached family home in the popular location on Walney. Close to local schools, transport links, amenities, coastal beaches and a golf course. The property offers excellent living accommodation comprises of entrance hallway giving access to a spacious lounge, modern fitted kitchen, dining room and ground floor cloaks/W.C. To the first floor, the property has a good size landing with a seating area giving access to 4 bedrooms with an Ensuite and a family bathroom. The property benefits from central heating, double glazing, gardens to front/rear with decked seating areas, summer house, store shed, easy maintenance garden with plants/shrubs and off road parking giving access to the garage. Viewing is highly recommended to appreciate size on offer.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Front garden with off road parking, giving access to the garage, lawned area with plants/shrubs and a double glazed door to

ENTRANCE HALLWAY

Feature shaped frosted double glazed window, laminate flooring, spindle staircase to first floor, under stairs storage, coved ceiling and a radiator

LOUNGE

15' 3" x 12' 10" (4.67m x 3.93m)

Double glazed window, feature fire place with coal

effect fire, laminate flooring, coved ceiling and a radiator

DINING ROOM

8' 2" x 12' 9" (2.50m x 3.91m)

Double glazed patio doors, tiled flooring, coved ceiling and a radiator

L-SHAPED KITCHEN/DINER

15' 5" x 11' 8" (4.71m x 3.56m)

Double glazed window, double glazed door, fitted grey wall and base drawer units with grey sparkle work tops to compliment, circular stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, dishwasher, plumb for washer, freezer, glass display units, breakfast bar, tiled flooring, coved ceiling, tiled splash and a door to dining room

CLOAKS/W.C

Low level W.C, pedestal hand wash basin with taps, tiled flooring, part tiled walls and a radiator

LANDING

Spindle staircase/balustrade, double glazed frosted window, seating area, access to loft, storage cupboard a radiator and doors to

BEDROOM 1

9' 11" x 12' 7" (3.03m x 3.85m)

Double glazed window, wood effect flooring, double door built in wardrobe, a radiator and door to Ensuite

ENSUITE

Double glazed frosted window, low level W.C, pedestal hand wash basin with mixer taps, shower cubicle with shower, radiator, tiled walls, tiled flooring and paneled ceiling with spotlights

BEDROOM 2

12' 7" x 10' 4" (3.86m x 3.16m)

Double glazed window, wood effect flooring, double door built in wardrobe and a radiator

BEDROOM 3

8' 2" x 10' 11" (2.51m x 3.34m)

Double glazed Velux window, wood effect flooring and a radiator

BEDROOM 4

8' 5" x 12' 0" (2.57m x 3.68m)

Double glazed Velux window, wood effect flooring and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, shower over, tiled walls, paneled ceiling with spotlights

