



**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.



**Tyne Road | Barrow-in-Furness | LA14 3NA**

**Asking Price £147,000**

- Ideal Family Property
- Popular Location On Walney
- Close To Local Beaches
- Hallway, Lounge, Conservatory
- Dining Room, Kitchen
- 3 Bedrooms
- Bathroom, Separate Cloaks/WC
- Central Heating, Double Glazing
- Gardens To Front And Rear
- Council Tax Band A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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## Property Description

We are pleased to bring to the market this ideal family home in the popular location on Walney close to local amenities, transport links, schools and local beaches. The property comprises of entrance hallway leading to a spacious lounge, dining room, fitted kitchen and conservatory. The second floor offers 3 bedrooms, bathroom and a separate cloaks/w.c. The property has Grant Aeron 3 air pump heating, double glazed throughout and gardens to front and rear. Viewing is recommended to appreciate the size on offer.

### LOCATION

what3words Sake.Making.Oils

### SERVICES

Grant Aeron 3 Air Pump Heating, Electric, Water, Telephone and Drainage

### FRONTAGE

Lawned front garden with paved area and double glazed door with double glazed frosted side window to entrance hall

### ENTRANCE HALL

Double glazed frosted window, stairs to first floor, radiator and door to lounge

### LOUNGE

**14' 11" x 12' 4" (4.56m x 3.78m)**

Double doors to conservatory, double glazed window, feature fireplace with coal fire, radiator and door to dining room

### DINING ROOM

**8' 5" x 12' 3" (2.59m x 3.74m)**

Double glazed patio doors to rear garden, built in glass display unit with base, storage cupboard, radiator and door to kitchen

### KITCHEN

Double glazed window, double glazed door to front, fitted wall and base storage units with worktops to compliment, inset circular sink unit with mixer taps, cooker point, plumbing for washer, tiled splash and radiator

### CONSERVATORY

**11' 1" x 9' 10" (3.39m x 3.01m)**

Double glazed with double glazed door to rear garden

### LANDING

Double glazed window, access to loft, storage cupboard, radiator and doors to bedrooms and bathroom

### BEDROOM 1

**9' 7" x 16' 1" (2.94m x 4.92m)**

Double glazed windows and radiator

### BEDROOM 2

**9' 3" x 12' 2" (2.83m x 3.72m)**

Double glazed window, laminate flooring, dado rail and radiator

### BEDROOM 3

**6' 3" x 12' 0" (1.92m x 3.68m)**

Double glazed window and laminate flooring

### CLOAKS/WC

Double glazed frosted window, low level w.c and dado rail

### BATHROOM

Double glazed frosted window, hand wash basin with taps/vanity unit, panel enclosed bath with shower over, tiled walls, tiled flooring and radiator

### GARDEN

Rear enclosed garden with lawned area, raised decked seating area and plants/shrubs

### 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 Plus VAT \*\* This is non refundable once the AML check has been carried out \*\*

