

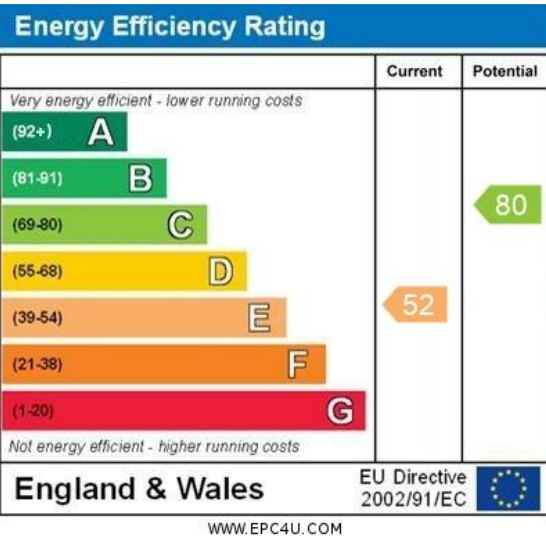
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Anti-Money Laundering checks cost - £30.00 Inc VAT \*\*This is non refundable once the AML check has been carried out\*\*

**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.



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**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.



**Stone Dyke | Barrow-in-Furness | LA13 0LW**

**Asking Price £240,000**

- Extended Mid Terrace Cottage
- Sought After Location
- Tastefully Decorated Throughout
- Entrance Hall, Bay Windowed Lounge
- Open Dining Room With Feature Fire
- Extended Fitted Kitchen/Diner
- Master Bedroom, Ensuite
- Further 2 Bedrooms, Bathroom
- CH, DG, Rear Mature Garden
- Council Tax Band B







## Property Description

We are delighted to bring to the market this stunning fore courted mid terrace extended cottage in the popular residential area in Roose close to local amenities, transport links and schools. The property has been extended to the rear by the current vendor and is maintained to the highest standard throughout. Internally the property offers entrance hall, open plan bay windowed lounge/dining room with feature fireplace and multi fuel wood burner style fire, extended modern fitted kitchen/diner with bi folding doors and Juliet balcony. To the first floor the property offers 2 double bedrooms and family bathroom with freestanding roll top bath. To the top floor there is a stunning master bedroom with bi folding doors, Juliet balcony, walk in wardrobe/storage and ensuite. The property offers stunning views of the countryside from the rear, mature rear garden with plenty of plants, shrubs and trees, paved seating areas and summerhouse with power and light. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Access gate, fore courted area and double glazed door to entrance hall

Front access gate with a flying freehold owned by 4 Stone Dyke and the adjoining neighbour has access to this (covered area)

### ENTRANCE HALL

Stairs to first floor and door to lounge

### LOUNGE

9' 7" x 12' 4" (2.94m x 3.78m)

Double glazed window, feature fireplace with open fireplace, picture rail, wood effect flooring, radiator and open to dining room

### DINING ROOM

Feature fireplace with wood burner style fire, brick hearth, built in storage/drawer unit, door leading down to cellar, wood effect flooring, picture rail, radiator, feature opening to kitchen and door to –

### EXTENDED KITCHEN/DINER

19' 5" x 10' 9" (5.92m x 3.30m)

Double glazed window, double glazed bi folding doors with Juliet balcony, fitted modern high shine wall and base storage units with worktops to compliment, integrated Leisure Free Range double oven, 5 ring hob with extractor over, washing machine, stainless steel sink unit with mixer taps, laminate flooring, double glazed velux windows and radiator

### LANDING

Stairs to first floor, stairs to second floor and doors to –

### BEDROOM 2

12' 2" x 10' 7" (3.71m x 3.25m)

Double glazed window with pleasant views, ornate fireplace and radiator

### BEDROOM 3

11' 5" x 10' 10" (3.50m x 3.31m)

Double glazed window, radiator and door to –

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, feature hand wash basin with taps, roll top freestanding bath tub with telephone style mixer taps and shower head, part paneled walls and radiator

### MASTER BEDROOM

11' 11" x 18' 3" (3.65m x 5.58m)

Double glazed opening sliding doors with Juliet style balcony, feature glass balustrade, radiator, feature stone chimney arch, walk in storage cupboard and door to ensuite

### ENSUITE

3 piece suite with low level w.c, feature hanging hand wash basin with mixer taps, corner glazed shower cubicle with shower and tiled walls

### GARDEN

Rear enclosed mature garden with plenty of shrubs and trees, paved seating areas, storage sheds, plants and borders, summerhouse with double glazed patio doors and power/light, rear access gate and water tap

### VIEWINGS

Key accompanied

