

## GARAGE

19' 4" x 10' 0" (5.91m x 3.05m)

Detached garage with power and light and up and over door.

## GARDEN

Rear enclosed garden, with easy maintenance, paved seating areas, raised flower beds, boarders, fenced area, water tap, access gate to front and access gate to drive.

## VIEWING

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.

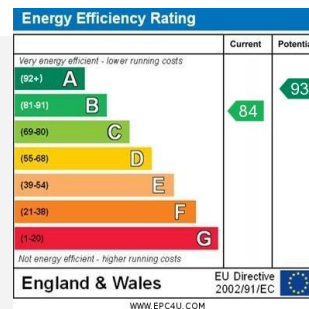
Anti-Money Laundering checks cost - £25.00 + VAT \*\*This is non refundable once the AML check has been carried out\*\*

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.



## Tenure

Freehold

## Council Tax Band

E

## Contact Details

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# ROSS

## Estate Agencies



Elkstone Avenue | Barrow-in-Furness | LA14 5BX

Asking Price £425,000

- Executive Style Detached Home
- Sought After Residential Area
- Tastefully Decorated, Upgraded Throughout
- Hallway, Spacious Lounge, GF Cloaks
- Kitchen/Diner/Family Living Area
- Family Bathroom, Central Heating, Double Glazing
- 4 Bedrooms, Master Having Ensuite
- Off Road Parking, Detached Garage
- Viewing Highly Recommended
- Council Tax Band E



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## Property Description

We are delighted to bring to the market this stunning executive style detached home in the popular residential area off Thornclyffe Road, close to local amenities, transport links and local primary school. This property boasts some stunning additional features and upgrades done by the current owner. The property comprises of entrance hallway leading to a spacious lounge with bi folding doors, ground floor cloaks/W.C and a stunning kitchen/diner/family living area with fully fitted white high shine units and integrated appliances. To the first floor the property offers excellent living accommodation with 4 double bedrooms with master having an ensuite and a family bathroom. The property benefits from gas central heating, double glazing, easy maintenance front and rear gardens and off road parking giving access to the detached garage. The property is well presented and tastefully decorated throughout and has only had 1 vendor from being built.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Front garden area, off road parking giving access to detached garage, double glazed composite door to entrance hall.

### ENTRANCE HALLWAY

Part panelled walls, laminate flooring, spindle staircase to first floor, spotlight ceiling, radiator and doors to lounge and kitchen/diner.

### LOUNGE

**20' 10" x 12' 3" (6.36m x 3.74m)**

Double glazed window, double glazed bi-folding doors, featured fire surround with coal effect fire, coved ceiling with feature spotlights, 2 radiators and 1 tv point.

### KITCHEN/DINER/FAMILY ROOM

**17' 3" x 19' 2" (5.27m x 5.85m)**

Double glazed window, double glazed patio doors, fully fitted high shine white wall and base storage units with white sparkle work tops to compliment, inset black sink unit with mixer taps, integrated double oven, microwave, 4 ring induction hob with extractor over, tiled splash area, integrated fridge/ freezer, plumbing for washing machine, dishwasher, parquet style flooring, spotlight ceiling and under stairs storage.

### GROUND FLOOR W.C

Double glazed frosted window, low level W.C, hand wash basin with mixer taps, part tiled walls, tiled flooring.

### LANDING

Spindle staircase/balustrade, part panelled featured walls, spotlight ceiling, access to loft, doors to all rooms.

### BEDROOM 1

**10' 8" x 13' 1" (3.27m x 4.01m)**

Double glazed windows, fitted double mirrored sliding door wardrobes x2, spotlight ceiling with door leading to ensuite and radiator.

### ENSUITE

Double glazed frosted window, radiator, fitted white 3 piece suite with low level W.C, feature hand wash basin with mixer taps, walk in double size shower cubicle with double headed shower, tiled splash area, tiled flooring and spotlight ceiling.

### BEDROOM 2

**11' 11" x 12' 5" (3.64m x 3.80m)**

Double glazed window, fitted mirrored sliding door wardrobes with hanging/shelving, spotlight ceiling, 1 tv point and 1 radiator.

### BEDROOM 3

**8' 2" x 9' 3" (2.51m x 2.83m)**

Double glazed window, fitted mirrored sliding door wardrobes, spotlight ceiling, 1 tv point and 1 radiator.

### BEDROOM 4

**10' 5" x 7' 3" (3.19m x 2.21m)**

Double glazed window, spotlight ceiling, 1 tv point.

### FAMILY BATHROOM

Double glazed frosted window, 3 piece suite with low level W.C, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps, shower over, tiled splash area, tiled flooring, spotlight ceiling and storage cupboard.

