



BEDROOM 2

12' 5" x 10' 4" (3.79m x 3.16m)

Double glazed window, feature beamed ceiling and radiator

BEDROOM 3

13' 1" x 11' 1" (3.99m x 3.39m)

Double glazed window, feature beamed ceiling and radiator

BEDROOM 4

9' 8" x 11' 8" (2.96m x 3.58m)

Double glazed window, feature beamed ceiling and radiator

SHOWER ROOM

3 piece suite with low level w.c, hand wash basin with taps and vanity unit, walk in double size shower cubicle with double headed shower, part paneled walls, tiled flooring, spotlight ceiling and radiator

SITTING AREA

20' 4" x 11' 10" (6.21m x 3.62m)

Stairs leading to sitting area with feature shaped double glazed window, beamed ceiling, feature stone effect fireplace with ornate fire and 2 radiators

GARDEN

Mature rear enclosed garden with extensive lawned area with plants, shrubs and trees, paved seating areas, storage shed, side access to both sides with seating areas, greenhouse, extra storage and established rockery area

VIEWINGS

Key accompanied

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.

AGENT NOTE

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

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.

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|-------------------------|--|
| Tenure | Freehold |
| Council Tax Band | E |
| Contact Details | <p>Registered Office 16 Cavendish Street Barrow-in-Furness Cumbria LA14 1SB Tel (01229) 825636</p> <p>www.rossestateagencies.com sales@rossestateagencies.co.uk 01229 825636</p> |






Cliffe Lane | Barrow-in-Furness | LA14 4HU

Asking Price £475,000

- All I Can Say Is Wow!!
- Vendors Have Completely Renovated Throughout
- Distinctive Stunning Beautiful Home
- Excellent Family Living Accommodation
- 3 Reception Rooms, Modern Kitchen
- 4 Bedrooms, Master Having Ensuite
- 4 Piece Suite Family Bathroom
- CH, DG, Off Road Parking, Gardens
- Vacant Possession
- Council Tax Band E





Property Description

Wow, what can I say!!!

This has to be one of the best restored and modernised unique properties I've seen completed by the current vendors, well done! We are delighted to bring to the market The Old Methodist Church which was converted back in the 90s, which has been completely renovated by the current vendors over the last 4 years. The church offers some beautiful features including shaped windows, high vaulted ceilings with some beamed ceilings, gallery landing with a stunning sitting area plus many more throughout. The property comprises of entrance vestibule, stunning hallway giving access to a spacious lounge/diner, fully fitted modern kitchen with appliances, central island, ground floor master bedroom with en-suite and stunning 4 piece suite family bathroom. To the first floor the property offers a gallery landing giving access to a further 3 bedrooms, shower room and a beautiful seating area with a shaped window as a central feature. The property benefits from central heating, wooden double glazed windows, cloaks/wc, off road parking for several cars and front easy maintenance garden with side seating areas. To the rear there is a mature extensive garden with paved seating areas and lawned area with plants, shrubs and trees. Viewing is highly recommended to appreciate the quality the vendors have achieved to this beautiful distinctive home.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate to front garden area, double gates to off road parking for several cars, easy maintenance front garden with access to both sides and rear and feature double door to vestibule

VESTIBULE

Feature shaped frosted window above doors, also double glazed frosted window, storage cupboard, radiator and door to entrance hall

ENTRANCE HALL

Double glazed feature windows, spindle staircase with balustrade, feature beamed ceiling, under stairs storage, radiator and doors to –

LOUNGE/DINER

27' 8" x 13' 11" (8.45m x 4.25m)

Double glazed windows, double glazed patio doors leading to the rear garden, double doors to the kitchen and 2 radiators

KITCHEN/DINER

Double glazed windows, fitted grey wall and base storage units with quartz effect worktops to compliment, inset double Belfast style sink unit with mixer taps, integrated double oven, 5 ring induction hob, dishwasher, washing machine, dryer, underfloor heating, central island with breakfast style unit, storage units, radiator and door to –

REAR HALL

Door to side of property, double glazed window, under floor heating, radiator and door to cloaks/wc

CLOAKS/WC

Double glazed frosted window, low level w.c, pedestal hand wash basin with taps, under floor heating and radiator

GROUND FLOOR MASTER BEDROOM

17' 5" x 12' 3" (5.31m x 3.75m)

Double glazed windows, high ceiling, radiator and door to ensuite

ENSUITE

Double glazed frosted shaped window, 3 piece suite with low level w.c, floating hand wash basin with mixer taps/vanity unit, double size walk in shower cubicle with double headed shower, part tiled walls, tiled flooring and radiator

GROUND FLOOR BATHROOM

Double glazed frosted windows, 4 piece suite with low level w.c, feature pedestal hand wash basin with taps, walk in double size shower cubicle with double headed shower, freestanding roll top bath with telephone style mixer taps/shower head, part tiled walls, marble effect flooring, spotlight ceiling, double door storage cupboard and 2 radiators

LANDING

Feature beamed ceiling, balustrade, access to loft, radiator and doors to –

